

Attachment 7  
*Applicant-led  
Consultation Summary  
and Response*

# POTTINGER BIRD

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COMMUNITY RELATIONS

Public Open House  
Summary Report

145, 149, 153, 201 & 209 E Columbia Street, New Westminster

Third Space Properties

Version Date: October 5, 2023

## Executive Summary

Third Space Properties (“Third Space”) is exploring opportunities to redevelop the property at 145, 149, 153, 201 & 209 E Columbia Street, New Westminster under the City of New Westminster (“City”) Official Community Plan. The proposal envisions a 6-storey purpose-built rental housing development, over one storey of office at the second level and continuous ground floor neighbourhood commercial space. The proposal would bring approximately 99 new rental homes to the community, if approved.

In advance of their formal public consultation program, Third Space launched a project website that shared information with the community about the proposal. The site was advertised on all notification materials and hosted an online survey form for the community to share their input during a three-week public input period.

The applicant hosted a Public Open House on Wednesday, September 27, 2023, to introduce the redevelopment concept, receive feedback, and answer questions from the community. The Open House followed all City requirements in terms of notification, online presence, open house layout and project information presented. Members of the community were invited to provide comments on the proposal from September 13, 2023, to October 4, 2023.

19 members of the community attended the in-person Open House with one (1) hard copy survey form received in person, 17 online surveys received online during the virtual comment period and one (1) email with comments, also within the online comment period.

Below provides a more in-depth summary of the Open House and the feedback received.

## ENGAGEMENT DETAILS

### **Project Website**

As directed by the city, Third Space launched a project website on September 12, 2023, one day prior to the open house notification being delivered in the community. The website provided an overview of the application, detailed plans, the online survey, and contact information for the public to reach both Third Space and the City's Planning Department.

[Appendix A](#) provides a full overview of the website pages and survey form.

### **Notification**

#### Development Site Sign

A development sign was installed on site on September 13, 2023, in line with the City's requirements for installation timing and information displayed.

[Appendix B](#) provides a copy of the sign information and details of its installation.

#### Canada Post Mail Notification

An official notification postcard with details of the Open House and virtual comment period was mailed via Canada Post and received by 13 September 2023, two-weeks prior to the Open House event. The notification was mailed to all properties located within at least 100m from the site, with mailing addresses confirmed and provided by the City. It is noted that this list included a total of 458 addresses.

[Appendix C](#) provides a copy of the notification flyer mailed to the community, the mailing addresses provided by the City and receipt of mailing from Canada Post.

#### Newspaper Notification

In addition to the Canada Post notification, multiple newspaper ads were published by the New Westminister Record advertising the open house. The notification was published in two separate forms: twice in the New West Record Newsletter on September 13 and September 20, which targets local subscribed readers, as well as each day on the main New Westminister Record main webpage for the duration of September 13-20, 2023 (8 days).

[Appendix D](#) provides a copy of the newspaper publications.

#### Sapperton Residents Association Notification

On June 9, 2023, Third Space reached out to the Sapperton Residents Association (SRA) to inform them of the project. Initially, Third Space had been invited, and agreed, to present the proposal to the SRA on September 13, 2023. Unfortunately, the meeting was rescheduled at the last minute by the Association. It is noted that the SRA Chair did attend the Open House and speak to the project team.

[Appendix E](#) provides a copy of correspondence with the Sapperton Residents Association.

### Online Survey

In line with the community notifications and launch of the project website, the official community input period commenced on September 13, 2023, and invited the public to share their views of the proposal via an online survey until October 4, 2023 (three-week period). The survey included six (6) questions which were approved by the city prior to publicizing. It is noted that no questions were mandatory.

[Appendix F](#) provides a copy of the online survey format and questions.

### In-Person Open House Format

On September 27, 2023, an in-person Open House was hosted between 5:00pm and 7:00pm at the Sapperton Heights Community Hall (318 Keary Street, New Westminster).

The Open House displayed 15 passive project boards and the applicant team was present to answer questions. No formal presentation was made. [Appendix G](#) provides a copy of the project boards displayed. Hard copy survey forms, exactly the same as the online survey, were available for participants to privately record their feedback on the proposal.

19 people attended the in-person Open House. A scanned copy of the sign-in sheet is available in [Appendix H](#).



*Above: Photographs from the September 27, 2023 Public Open House at Sapperton Heights Pensioners Hall.*

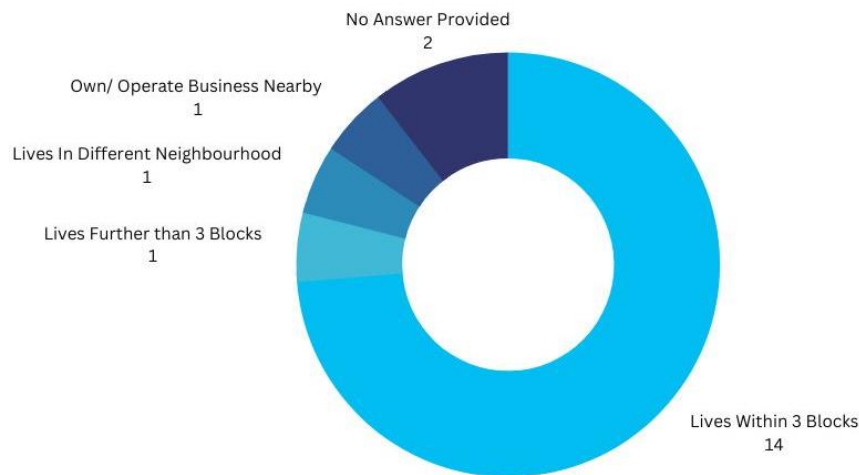
### Feedback Received

18 surveys were submitted during the official comment period. [Appendix I](#) provides a copy of all comments received, both in person and via the online survey platform. It is noted that one (1) email with comments was also received within the public input period, which is also attached in [Appendix J](#).

The quantitative data from the survey forms received during the official public input period are outlined below.

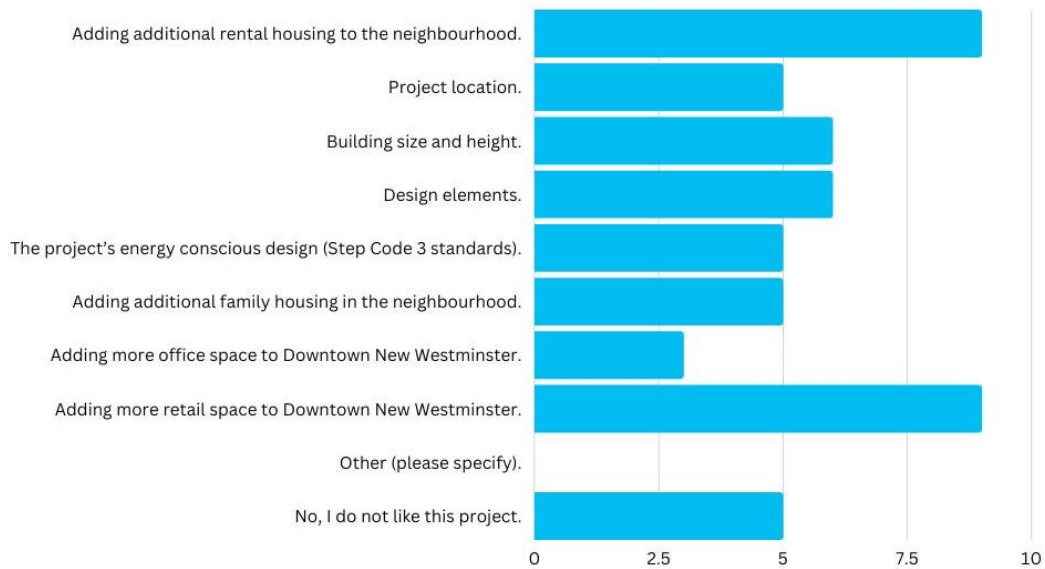
**Tell us a little about yourself. Do you:** (17 responses)

- **14 respondents indicated:** I live in the immediate vicinity (within 1-3 blocks).
- **1 respondent indicated:** I live in the area but further than 3 blocks away.
- **1 respondent indicated:** I live in a different neighbourhood but am interested in the project.
- **1 respondent indicated:** I own/operate a business nearby the project site (within 1-3 blocks).
- **0 respondents indicated:** Other (please specify).
- **2 respondents:** did not provide an answer.



**Are there elements of the proposed plan that you like? If so, what are they?**

- **9 respondents indicated:** Adding additional rental housing to the neighbourhood.
- **5 respondents indicated:** Project location.
- **6 respondents indicated:** Building size and height.
- **6 respondents indicated:** Design elements.
- **5 respondents indicated:** The project's energy conscious design (Step Code 3 standards).
- **5 respondents indicated:** Adding additional family housing in the neighbourhood.
- **3 respondents indicated:** Adding more office space to Downtown New Westminster.
- **9 respondents indicated:** Adding more retail space to Downtown New Westminster.
- **0 respondents indicated:** Other (please specify).
- **5 respondents indicated:** No, I do not like this project.



Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- 1 respondent indicated: Adding additional rental housing to the neighbourhood.
- 2 respondents indicated: Project location.
- 4 respondents indicated: Building size and height.
- 5 respondents indicated: Design elements.
- 0 respondents indicated: The project's energy conscious design (Step Code 3 standards).
- 0 respondents indicated: Adding additional family housing in the neighbourhood.
- 1 respondent indicated: Adding more office space to Downtown New Westminster.
- 1 respondent indicated: Adding more retail space to Downtown New Westminster.
- 8 respondents indicated: Other (please specify).
- 5 respondents indicated: Nothing, I like the project.

**Answers provided for "Other (please specify): (8 respon**

96 parking stalls for residents and 10 visitors will not be enough. The area is already saturated with street parking, especially given that no one will be able to park on Columbia right in front of the building due to how narrow the street is at that level.

Subsidized housing - few buildings in the 'hood have this and making truly affordable housing available will make the neighbourhood more of a mosaic. Also, traffic worries me so close to the Brunette/Columbia split. Traffic can be extremely heavy during rush hours and accident detours - added traffic in the 'hood is a bit of a worry with the influx of residents and business parking. There will be A LOT more traffic in the neighbourhood once the new tower is complete at the hospital, and also when the Wesgroup towers are complete and new businesses move in. Columbia is limited in expansion, and as it is, the speed limit is not usually observed, so more families in the neighbourhood have to include a consideration for traffic calming and volume increase,

Would like more commercial parking

I do not feel the office component is appropriate given the lack of demand for office space Wesgroup dealt with at Brewery District. Also concerned with the increase to traffic in the area and pedestrian safety. Already an issue with vehicles speeding in the area even with reduced speed areas.

Given the traffic noise in the area, and the move to more energy efficient homes, balconies should be eliminated and heating and air conditioning via heat pumps should be a major part of the development. Most days, especially in the summer months, it will be painful to use the balconies on the east side of the building, due the traffic on East Columbia St.

Building size is Blocking are view

The access routes to parking and loading bays are ill-conceived. It is completely impractical to expect the alley between strand and Alberta streets to accommodate commercial vehicle access. According to the designers at the Open House, there is no place in the planned parking areas or delivery bay for moving trucks to allow renters to move their things in and out.

The section of Minor street between strand and Alberta is essentially a one-lane street. I have witnessed cube vans and semi-trailers fail to negotiate the corner frequently, rolling over curbs and the boulevard as they attempt to turn. If two regular sized cars meet at that corner, one must reverse in order to let the other pass. How is it practical to allow 12 to 20 delivery trucks per day through the planned route. It will be chaos.

Also, I note the conspicuous lack of options in this survey to give feedback about traffic and access.

The building envelope is far too large for the location and proximity to existing homes. When a similar proposal was brought forward by a previous developer, the feedback from residents was quite clear that it was unacceptably close to existing homes and too tall for the location. This does not need to be the case. A building of this size is simply an effort to maximize the profitability of the development to the detriment of the neighborhood it is being built in.

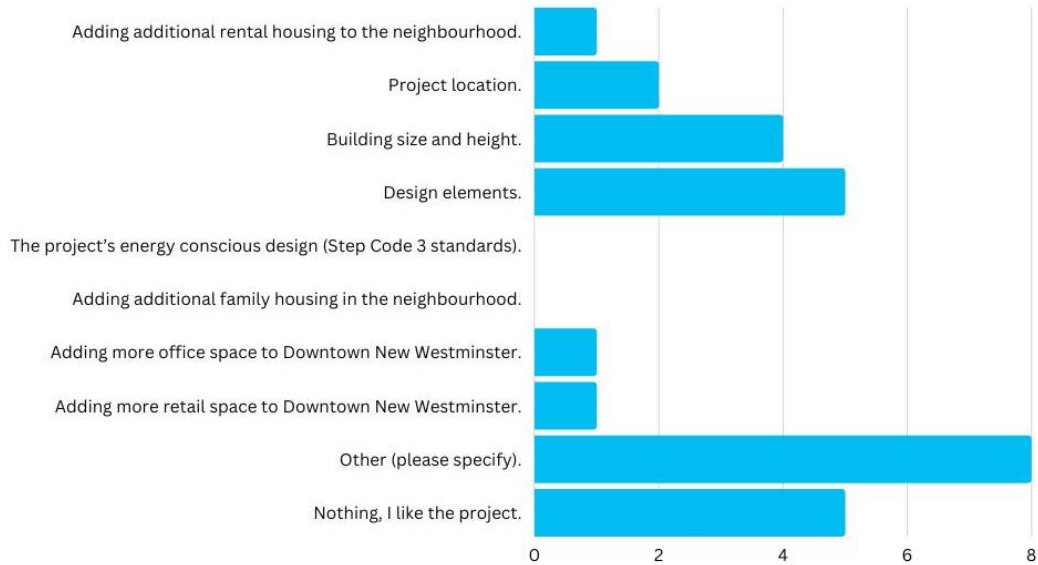
When the Brewery property was developed, the southern part of that property was height restricted to minimize the negative impacts upon the entire neighborhood's views from that development. The proposed height of this project, at 6+ stories (which is more accurate than simply saying 6 stories) completely undermines and destroys those previous efforts to be considerate of people who have lived in the neighborhood for years and even multiple decades and preserve whatever views still exist for them. Residents reluctantly agreed to the Brewery proposal due to this and a few other considerations like maintaining view corridors. It feels like a bait and switch scam to now propose to allow 6+ stories across the street from a building that was capped at 2 stories.

In addition, the project renderings intentionally obscure how close this project will be to existing homes. To place a building of that size immediately adjacent to residential homes is unacceptable. The notion that it will be acceptable or practical to have the parkade entrance to the building entering and exiting off of Alberta Street is illogical and dangerous. It will simply be a matter of time before a child or pedestrian is struck on Alberta Street due to the increased traffic already experienced there from the Brewery site, never mind additional traffic with retail, office and 100 housing units.

The plan to use an alleyway between homes for any and all truck traffic to and from the building shows this developer's complete disregard for the neighborhood and the families that live here. I invite

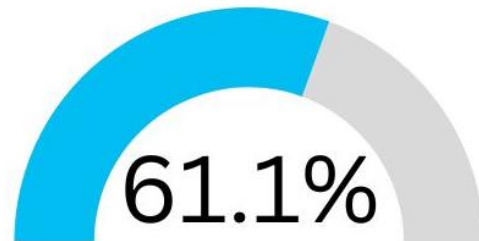


anyone reading this to turn from Alberta Street onto Miner and imagine that being done with a commercial truck. Most of the residents on Alberta Street have already experienced damage to their vehicles caused by vehicles traveling up and down Alberta Street. We have also seen countless commercial vehicles get stuck trying to navigate that corner itself without the additional need to have them then turn down the alley.



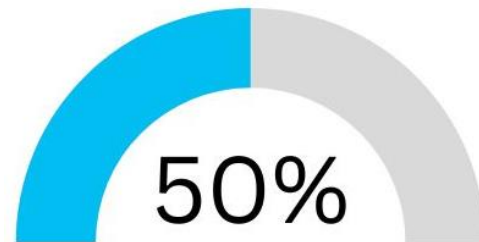
Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

- 11 (61.1%) respondents indicated: Yes.
- 7 (38.9%) respondents indicated: No.



Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

- 9 (50%) respondents indicated: Yes.
- 9 (50%) respondents indicated: No.



**Do you have any further comments to share with us? (10 responses)**

<p>Please increase parking options</p>
<p>More mixed use spaces are key to vibrant, walkable cities. For too long the Metro Vancouver Area has been plagued by single family zoning. I'm 100% in favour of creating more spaces that will house families, host businesses and add to the liveliness of a neighbourhood.</p>
<p>Parkettes, dog walks, recreation (basketball courts/playground) would be nice with the influx of more neighbourhood residents. The burden should be shared amongst all developers in the 'hood.</p>
<p>My family has lived in the immediate area for many years, and we do not support a rental housing unit of such massive size in our neighborhood. We have worked hard to keep our neighborhood quiet and safe for the families living here. The proposed rental housing project is not only a very unattractive building, but it is being built specifically for renters, meaning this project puts the safety and security of our quiet neighborhood in jeopardy. It will also add massive traffic implications to the neighborhood, which as mentioned has many families with children who play outside. Parking and making the already very tight laneways and side streets such as Alberta and Strand more congested is a problem nobody who lives here has asked for. There are already 4 very large apartment buildings that have been constructed in the area, with 2 more on the way, adding another large apartment complex will not benefit this area in any way. Please consider making changes to this project in such a way that will not negatively impact the immediate community. For example, removing the specification for rental units and make the units individually purchasable, this ensures the people who live in the units, own the units, and therefore are invested in the community in a positive way, as opposed to just passing through. Smarter more well suited places to put projects like these are amply available in other locations along Brunette, and Braid, the location and the proposed size of the project do not fit the neighborhood, and will do nothing but create animosity. We are not opposed to rental housing as it is a necessity, but we firmly feel that the location and the size of the project are simply out of touch with the community and grossly oversized for such a planned location.</p>
<p>Original request was to build a medical facility</p>
<p>I do not like the way that it fills the entire block with a 6 story building. I feel sorry for the residents living on the north side of Strand Ave and the south side of Alberta St., because about three quarters of the homes on both streets will now have a fabulous view of the back of a bland apartment building, rather than the Fraser River. Access to and from the neighbourhood (especially if you wish to travel north on East Columbia St), is already difficult. If (as it appears on the rendering) parking will be accessed off of Alberta St, how is it proposed that cars leaving the site go north on E. Columbia, especially since the City has banned left hand turns from Alberta St? I hope that the intention is not to have cars leaving the site travel through the Neighbourhood to seek a northbound access to E. Columbia from nearby streets.</p> <p>Additionally, on-street parking in the neighbourhood is already difficult. There must be sufficient on-site parking provided to serve all residents and visitors, because any residents or visitors that try to take advantage of neighbourhood street parking will find themselves subject to complaints to the City Traffic Department, and subsequent ticketing.</p>
<p>Turn it in to a dog park! There are so many dogs in the naberhod</p>

Yes, it's very clear that the design of the building itself is pretty, but it completely overwhelms the existing streets surrounding it. Adding this building as it is planned will create more chaos in an already chaotic intersection. It should not be allowed to go ahead as planned.

would like your business to work with the city to improve traffic and noise pollution by:

- Cease train whistle
- Stop truck traffic on East Columbia (these could easily drive on Brunette).

It is disappointing to see the developer and city staff characterize the event on September 27th as an "Open House". This seems like an obvious effort to pass off what should have been an opportunity for public consultation and feedback as something completely different. If this false advertising actually meets city policy on how these events are allowed to be communicated and advertised then the city staff who drafted that policy Personal Information. The literature purposely obscures the purpose of the meeting and makes it look like a sales oriented event. This is clearly intentional to reduce the number of local residents who show up. Every neighbor we have spoken to about this have been outraged that their opportunity for face to face consultation and feedback is now denied to them due to the misleading nature of the invitation.

It was further disappointing to learn that the City portion of 'consultation' will be an online survey. How on earth does that fit within the relevant City policies. The process certainly looks heavily weighted in favor of assisting a developer in fast tracking any and all proposals they come forward with.

It is clear that development of this property was always going to happen and will actually be good for the neighborhood in the long run. Everyone sees the benefits that this can bring. Having said that, it is reasonable for taxpaying, voting residents to expect that city staff ensure that developers take into consideration the needs and impacts of the community their projects are going into.

### **Email & Telephone Inquiries**

No inquiries were made via the project website's contact form, email or phone number provided (fbailey@third.space or 604.495.1076).

**END**

### **[Appendices](#)**

- Appendix A: Project Website Overview
- Appendix B: Development Site Sign Details
- Appendix C: Notification Flyer
- Appendix D: Newspaper publications
- Appendix E: Correspondence with the Sapperton Residents Association
- Appendix F: Online Survey Form
- Appendix G: Project Display Boards
- Appendix H: Sign in Sheets
- Appendix I: Completed Comment Forms
- Appendix J: Email Correspondence from Neighbour with Comments

## Appendix A – Project Website Overview

As directed by the City, Third Space launched a project website on September 12, 2023, one day prior to the open house notification being delivered in the community.

Project Website Screenshots: <https://thirdspaceoneastcolumbia.com/>

**THIRD SPACE™**

## Learn more about our proposal for a new mixed-use development at 145-209 East Columbia Street.

Third Space Properties Inc. (Third Space) have submitted a rezoning and development permit application for their properties at 145, 149, 153, 201 & 209 E Columbia Street, New Westminster to allow for the development of a 6-storey mixed use building with retail at grade, one floor of office, and four floors of rental residential containing 99 rental residential homes.



East Columbia Street is an existing commercial corridor that is well connected to transit and is one of New Westminster's Great Streets



Located in the East Columbia Street Commercial Corridor and near the Sapperton SkyTrain, the project has been designed to provide commercial space that will further support East Columbia Street as an employment and retail/service hub for the city

## Open House.

**When:** September 27, 2023  
**Time:** 5:00pm – 7:00pm (drop in anytime)  
**Where:** Sapperton Community Hall  
**Address:** 318 Keary Street, New Westminster

Notification Flyer

Third Space invites you to attend their community open house on September 27th to learn more about the proposal. The intent of the open house is to introduce the future redevelopment concept to the community, seek input and answer any questions.

Please fill out our online survey! Open now until October 4, 2023.

[Online Survey →](#)

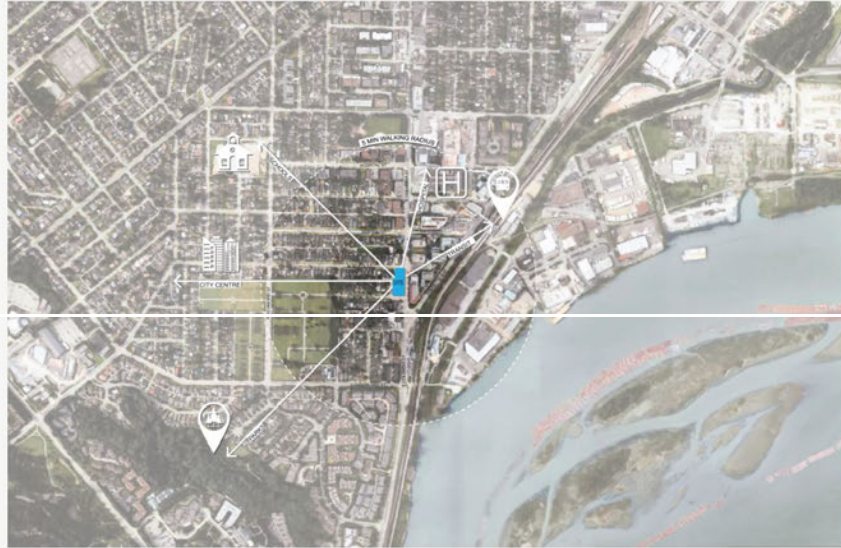
# Our Proposal.

## LOCATION

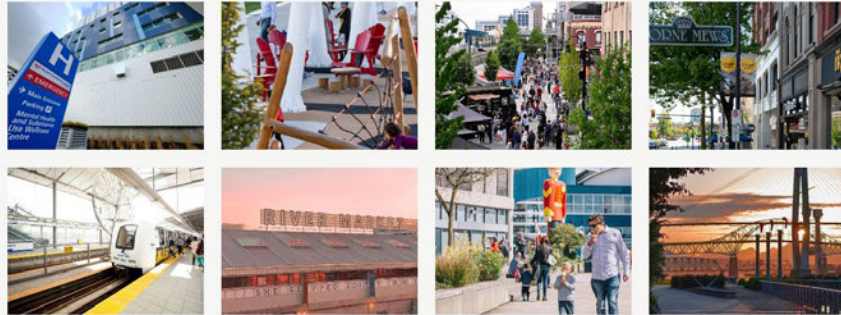
The west side of East Columbia Street features a variety of smaller commercial and mixed-use buildings, while directly across from the subject site on East Columbia Street, is the Brewery District which contains larger mixed-use buildings (mid- and high-rise forms) with a variety of amenities, offices, and residential uses. Both the Sapperton SkyTrain Station and the Royal Columbian Hospital are located within a 5-minute walk from the property.

## PROJECT DETAILS

Subject to Council approval, this development will increase the purpose-built rental housing supply in New Westminster through the delivery of 99 new rental homes, 28% of which have been designed for families (2- or 3-bedroom homes), over 1 storey of office at the second level and continuous ground floor neighbourhood commercial space.



The development site is located on the west side of the 100-200 block of E Columbia Street, encompasses the entire block and is bound on the north by Alberta Street, on the south by Strand Avenue, and to the west by a laneway.



The following is a detailed outline of the proposal:

### Project Statistics\*

Site Area	28,705 ft <sup>2</sup>
Height	6 storeys
Density	3.86 FSR
Office Space	18,166 sf <sup>2</sup>
Retail Space	13,124 sf <sup>2</sup>
Indoor / Outdoor Flex Space (Resident Amenity)	4,684.30 ft <sup>2</sup>

\* The above noted project statistics are preliminary and may be refined through the rezoning process, taking into consideration feedback from community stakeholders and direction from City Staff.

### Residential Break Down

Total Homes:	99
3 bedroom:	6
2 bedroom:	22
1 bedroom:	47
Studio:	24
Vehicle Parking	106 stalls (including 10 visitor)
Bicycle Parking (Class A)	145 spaces
Bicycle Parking (Class B)	22 spaces



Looking north on Strand Avenue. The proposal will form part of an evolving mixed use and commercial neighbourhood that is well suited to the City of New Westminster's plan to create a vibrant employment and residential hub for the city.



The building's commercial floors form the street wall referred to in the East Columbia Street Development Area Guidelines giving a distinct presence along the street. The offices on the second floor extend to the property line along East Columbia Street acting as a canopy to provide weather protection for the public realm below.



*The building mixes a variety of uses (residential, office, and commercial) within a steeply sloped site. The building creates a seamless connection to the street level by providing stair and elevator access to the L2 office, and by providing a distinct and separate entry from the commercial CRU's along East Columbia.*





## Policy Context.

The rezoning aligns with the policies of the *East Columbia Development Permit Area*, as defined in the *Official Community Plan*, by proposing a mixed-use low-rise building for which a 6-storey form of development is supportable by being located within the *Special Employment Area* and providing one level of office space.

The project is intended to adhere to all relevant City Policies including (but not limited to) the following:

- New Westminister Zoning – By Law (2022)
- New Westminister OCP Development Permit Area 3.2 – East Columbia Street (2020)
- Sapperton / Massey-Victory Heights Transportation Plan (2018)
- CNW – Solid Waste Facility Guidelines for Development Applications – Residential (2022)
- CNW – Transportation Site Design Guidelines
- CNW – Family Friendly Housing Policy (July 2016)

## Community Benefits.

Key benefits of this application include:



### Increased rental housing stock

The proposal offers more housing choices, with 99 new secured purpose-built rental homes to the community.



### Access to transit and sustainable transportation options

The site is located within a 5-minute walk of Sapperton SkyTrain Station, while City bus services stop directly in front of the site on E Columbia Street.



### Family oriented housing

The proposal will include housing options for families with approximately 25% of the residences being 2 and 3-bedroom homes.





### New commercial spaces

East Columbia Street is an existing commercial corridor that is well connected to transit and is one of New Westminster's Great Streets. The proposal will contribute 13,124 sf2 of new commercial retail space which will help revitalize E Columbia and contribute to the growing Downtown area.



### New office space

The proposal will contribute 18,166 sf2 of new office space directly to Downtown New Westminster, providing more local jobs, and more opportunity for local businesses (i.e. medical and dental uses) to remain and/ or grow in the Sapperton neighbourhood.



### Sustainability

Third Space is a triple bottom line company that is committed to the health of our planet and this energy conscious development will exceed municipal requirements by implementing an all-electric heating, cooling and hot water system to drastically reduce carbon emissions.

## FAQs.

+ What exactly is Third Space proposing?

+ I am interested in renting one of the proposed homes. How do I apply?

+ What kind of demand is there for rental housing in our community?

+ What are the proposal's sustainability measures?

+ How much parking will be provided for residents?

+ What is currently onsite?

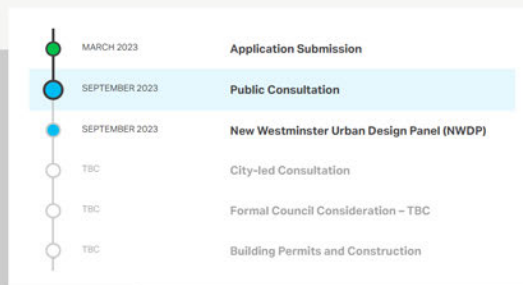
+ Will this building be pet friendly?

+ What is being done to mitigate traffic impacts?

+ How long will construction take?

+ How can I provide input on this rezoning application?

## Timeline.



# View architectural and landscape items submitted for City review.

[Architectural](#) →

[Landscape](#) →

## About Us.

This project is being led by Third Space and their expert team of consultants Integra Architecture, Durante Kreuk landscape architect and BC Building Science.

### THIRD SPACE™

#### Third Space

We create better spaces to live and work. We believe in diversity and like to do things differently. We think about our impact on people and the environment in tandem with our commercial interests. We are owner operators. We are Ideas people. We love to solve big problems. This is our home, and we want it to thrive.

[Learn more](#) →



Integra ARCHITECTURE INC.

#### Integra Architecture Inc.

Integra Architecture Inc. was formed, in 1999, by two experienced architects. The partners share a belief in client-centered architecture, teamwork, and long-term working relationships. The firm's capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing. Through effective communication and high-quality construction drawings Integra bridges the gap between the builder's reality and the architect's vision.

[Learn more](#) →



#### Durante Kreuk Landscape Architects

Durante Kreuk (DKLA) is an award-winning landscape architectural firm with over thirty years of experience in the private and public realm design and development.

[Learn more](#) →



BC Building Science

#### BC Building Science

BC Building Science was established in 1996 as one of the first dedicated building envelop consulting firms. With two of the most experienced company principals, BC Building Science has earned a reputation for providing efficient practise and appropriate engineering solutions.

[Learn more](#) →

## Contact Us.

For more information, please contact us at [fbailey@third.space](mailto:fbailey@third.space) or 604.495.1076

First Name

Last Name

Email

Message



For more information  
604.495.1076  
[fbailey@third.space](mailto:fbailey@third.space)

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[← Back](#)

## Open House Survey.

**COMMENT PERIOD: SEPTEMBER 13, 2023 – OCTOBER 4, 2023**

This application is being submitted to rezone 145, 149, 153, 201 & 209 East Columbia Street. Located on the west side of East Columbia between Strand Avenue and Alberta Street, Third Space are proposing to consolidate five properties to one site zoned CD (Comprehensive Development) for the purposes of developing a 6-storey mixed use building with retail at grade, one floor of office on level 2, and four floors of rental residential containing 99 rental residential homes. The rezoning aligns with the principles of the *East Columbia Development Permit Area* as defined in the *Official Community Plan*.

We appreciate your comments on our proposal for this important site in the community.

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I live in a different neighbourhood, but am interested in the project
- I own/operate a business nearby the project site (within 1-3 blocks)
- Other

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster
- Other
- No, I do not like this project

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster
- Other
- Nothing, I like the project

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

- Yes
- No

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

- Yes
- No

**Do you have any further comments to share with us?**

I would like to be kept informed about this project

- Yes
- No

First Name

Last Name

Email

Neighbourhood / Postcode

Submit



For more information

604.495.1076

fbailey@third.space

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## Appendix B – Development Site Sign Details

A development sign was installed on site on September 13, 2023, in line with the City’s requirements for installation timing and information displayed.

### Sign Location:



### Sign Photos:



### Sign Details: (actual size: 8 feet by 4 feet).

**AN APPLICATION HAS BEEN RECEIVED TO REZONE THIS PROPERTY  
145, 149, 153, 201 & 209 EAST COLUMBIA STREET, NEW WESTMINSTER.**

FROM: C-2 AND CS-1 TO: COMPREHENSIVE  
DEVELOPMENT DISTRICT (CD-109)


THIRD SPACE PROPERTIES INC. HAS APPLIED TO THE CITY OF NEW  
WESTMINSTER TO REZONE THE SITE TO ENABLE THE DEVELOPMENT OF  
A 6-STORY MIXED USE BUILDING WITH RETAIL, OFFICE, AND 99 RENTAL  
RESIDENTIAL HOMES.

FOR FURTHER INFORMATION ON THE PROPOSED PROJECT, TELEPHONE  
FRANKIE BAILEY AT 604.495.1076

FOR FURTHER INFORMATION ON THE CITY’S APPLICATION REVIEW  
PROCESS, TELEPHONE THE PLANNING DIVISION AT 604-527-4532 or  
VISIT [BEHEARDNEWWEST.CA](http://BEHEARDNEWWEST.CA)

SEPTEMBER 13, 2023

  
View of the proposed from E Columbia Street looking South



## Appendix C - Notification Flyer

Appendix C provides a copy of the notification flyer mailed to the community, the mailing addresses provided by the city and receipt of mailing from Canada Post.

Front: (actual size: 5.5" x 8.5")



**Proposed Rental Housing Project at 145, 149, 153, 201 & 209 East Columbia Street, New Westminster.**

Third Space Properties Inc. have submitted rezoning and development permit applications for their properties at 145, 149, 153, 201 & 209 E Columbia Street, New Westminster to allow for the development of a 6-storey mixed use building with retail at grade, one floor of office, and four floors of rental residential containing 99 rental residential homes.

The rezoning aligns with the principles of the *East Columbia Street Development Permit Area* as defined in the City's Official Community Plan.

Please see the reverse side for more details.



Back:

## Public Open House.

As part of the planning process, Third Space will be hosting a Public Open House to share details of the proposal with the community and answer any questions you may have.

### Details of the Open House are below:

**Date:** September 27, 2023

**Time:** 5:00pm – 7:00pm (drop in anytime)

**Where:** Sapperton Community Hall (318 Keary St, New Westminster, BC V3L 3L2)

Please fill out our online survey at <https://thirdspaceoneastcolumbia.com/open-house-survey/> from: 13 September - 4 October 2023

For more information please visit: [thirdspaceoneastcolumbia.com](https://thirdspaceoneastcolumbia.com)  
[Beheardnewwest.ca](mailto:Beheardnewwest.ca)

**THIRD SPACE™**



For more information about the proposal or open house, please contact Third Space at: [tbailey@thirdspace.com](mailto:tbailey@thirdspace.com)  
604.495.1076

For more information about the City's planning review process, please contact the City at: [reviewfeedback@newwestcity.ca](mailto:reviewfeedback@newwestcity.ca)

## Appendix C – Mailing Addresses

<b>NAME</b>	<b>MAILING ADDRESS</b>	<b>NAME</b>	<b>MAILING ADDRESS</b>
<b>OCCUPANT</b>	146 BRUNETTE AVE NEW WESTMINSTER BC <small>Personal Informat</small>	<b>OCCUPANT</b>	307-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	142 BRUNETTE AVE NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	309-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	102-131 E COLUMBIA ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	311-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	100-131 E COLUMBIA ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	310-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	101-131 E COLUMBIA ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	308-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	308 ALBERTA ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	306-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	143 E COLUMBIA ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	304-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	A-141 E COLUMBIA ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	302-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Informatio</small>
<b>OCCUPANT</b>	4-141 E COLUMBIA ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	401-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	A-317 ALBERTA ST NEW WESTMINSTER BC <small>Personal Informatior</small>	<b>OCCUPANT</b>	403-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	A-324 ALBERTA ST NEW WESTMINSTER BC <small>Personal Informatio</small>	<b>OCCUPANT</b>	405-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>

<b>OCCUPANT</b> 138 BRUNETTE AVE NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 407-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1506-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 406-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> A-113 DEBECK ST NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 404-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1304-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 402-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1305-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 501-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
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<b>OCCUPANT</b> 1702-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 505-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1703-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 507-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
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<b>OCCUPANT</b> 1002-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 502-223 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>



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<b>OCCUPANT</b> 1108-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 602-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>

<b>OCCUPANT</b>	1109-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	603-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
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<b>OCCUPANT</b>	1202-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	608-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
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<b>OCCUPANT</b>	1310-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	803-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1311-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	805-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1401-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	806-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1402-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	807-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>



<b>OCCUPANT</b> 1403-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 808-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1404-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 809-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1405-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 810-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1406-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 901-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1407-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 902-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1408-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 903-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1409-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 905-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1410-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 906-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1411-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 907-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1501-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 908-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1502-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 909-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>

<b>OCCUPANT</b> 1503-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 910-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1504-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1001-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1505-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1002-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1507-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1003-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1508-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1005-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1509-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1006-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1510-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1007-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1511-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1008-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1601-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1009-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1602-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1010-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1603-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1101-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>

<b>OCCUPANT</b>	1604-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1102-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1605-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1103-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1606-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1105-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1607-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1106-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1608-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1107-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1609-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1108-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1705-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1109-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1706-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1110-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1707-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1201-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1708-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1202-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b>	1709-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b>	1203-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>

<b>OCCUPANT</b> 1710-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1205-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1801-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1206-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1802-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1207-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1803-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1208-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1804-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1209-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1805-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1210-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1806-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1501-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1807-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1502-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1701-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1503-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1611-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1505-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>
<b>OCCUPANT</b> 1610-228 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>	<b>OCCUPANT</b> 1506-200 NELSON'S CRES NEW WESTMINSTER BC <small>Personal Information</small>

**OCCUPANT**  
1303-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
1507-200 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
1302-228 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
1508-200 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
910-228 NELSON'S CRES  
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**OCCUPANT**  
1509-200 NELSON'S CRES  
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909-228 NELSON'S CRES  
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**OCCUPANT**  
905-228 NELSON'S CRES  
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**OCCUPANT**  
SPH01-200 NELSON'S CRES  
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**OCCUPANT**  
904-228 NELSON'S CRES  
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**OCCUPANT**  
SPH02-200 NELSON'S CRES  
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810-228 NELSON'S CRES  
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SPH05-200 NELSON'S CRES  
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**OCCUPANT**  
SPH06-200 NELSON'S CRES  
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805-228 NELSON'S CRES  
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**OCCUPANT**  
PH01-200 NELSON'S CRES  
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**OCCUPANT**  
804-228 NELSON'S CRES  
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**OCCUPANT**  
PH02-200 NELSON'S CRES  
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**OCCUPANT**  
801-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
180 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
711-228 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
218 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
708-228 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
228 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
707-228 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
222 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
704-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
131 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
703-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
135 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
702-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
115 DEBECK ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
610-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
119 DEBECK ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
609-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
A-121 DEBECK ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
608-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
B-121 DEBECK ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
604-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
123 DEBECK ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
603-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
125 DEBECK ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
602-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
141 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
509-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
308 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
508-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
310 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
505-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
312 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
504-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
314 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
503-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
316 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
410-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
318 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
409-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
320 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
408-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
322 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
407-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
324 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
404-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
326 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
403-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
328 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
310-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
145 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
309-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
149 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
306-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
153 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
305-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
305 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
304-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
307 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
208-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
311 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
207-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
315 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
206-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
317 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
107-228 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
321 STRAND AVE  
NEW WESTMINSTER BC  
Personal Information



**OCCUPANT**  
106-228 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
325 STRAND AVE  
NEW WESTMINSTER BC  
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**OCCUPANT**  
105-228 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
215 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
A-320 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
213 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
A-322 STRAND AVE  
NEW WESTMINSTER BC  
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**OCCUPANT**  
209 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
A-145 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
201 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
102-145 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
306 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
101-145 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
310 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
1-314 SIMPSON ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
312 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
2-314 SIMPSON ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
314 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
3-314 SIMPSON ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
316 ALBERTA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
202-280 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
318 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
280 E COLUMBIA ST  
NEW WESTMINSTER BC  
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320 ALBERTA ST  
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270 E COLUMBIA ST  
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322 ALBERTA ST  
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212 E COLUMBIA ST  
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324 ALBERTA ST  
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210 E COLUMBIA ST  
NEW WESTMINSTER BC  
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325 ALBERTA ST  
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208 E COLUMBIA ST  
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323 ALBERTA ST  
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206 E COLUMBIA ST  
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321 ALBERTA ST  
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**OCCUPANT**  
202 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
319 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
312-223 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
317 ALBERTA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
208-200 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
315 ALBERTA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
237 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
313 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
231 NELSON'S CRES  
NEW WESTMINSTER BC  
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**OCCUPANT**  
311 ALBERTA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
229 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
307 ALBERTA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
227 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
219 E COLUMBIA ST  
NEW WESTMINSTER BC  
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**OCCUPANT**  
A-137 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
306 SIMPSON ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
200 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
227 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
301-223 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
316 SIMPSON ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
303-223 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
314 SIMPSON ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
305-223 NELSON'S CRES  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
312 SIMPSON ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
308 SIMPSON ST  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
140 BRUNETTE AVE  
NEW WESTMINSTER BC  
Personal Information

**OCCUPANT**  
130 E COLUMBIA ST  
NEW WESTMINSTER BC  
Personal Information

Appendix C – Proof of Mailing



**Personalized Mail**  
**Courrier personnalisé**

**C175403616**

**1**

**Accepting Location Lieu de dépôt**

Paid By Customer No. N° du client/compte  
**2689057**

Method of Payment Mode de paiement  
**Certified Cheque / Chèque certifié**

Contract No. N° de la convention

Transmitted/Transmis: 2023/09/11 19:55 EDT

Mailed By Customer Number Expédié par N° du client: **2689057**

**HONEYCOMB DIRECT MAIL INC.**

**8 - 8385 ST GEORGE ST**

**VANCOUVER BC V5X 4P3**

**604-253-6006**

Mailed on behalf of Expédié au nom de: **2689057 Pat Judd**

CIF ACMA: **No / Non**

Customer Reference Référence du client: **38432\_PB**

Co-pkgd in PM pc Conditionnement commun de la Poste-publications: **No / Non**

DMC CVML: Address Accuracy Exactitude des adresses:

**Deposit Summary / Sommaire du dépôt**

Location / Bureau: **PACIFIC PROCESSING CENTRE RVU I186**

**5940 FERGUSON ROAD**

**RICHMOND BC V7B 0B1**

Deposit Date / Date du dépôt: **2023/09/11**

(The Induction Date may be different. / La date de dépôt pourrait être différente.)



**8011 86C17 54036 161LM W11DA 0911**

Service Description / Description du service	Pieces / Articles	Weight / Piece / Poids / article
Persid MI Machineable Std / C perso mec st	458	16.00 g
<b>TOTAL</b>	<b>458</b>	<b>7.328 kg</b>

Containers / Conteneurs (Customer estimate / Evaluation du client)
No data available Aucune donnée disponible

**Entire Mailing / Envoi complet**

Product / Produit	Cost / Réf	Centre / centre de coûts	Reference / Référence	Mailing Id / N° Dépôt	Deposit Date / Date du dépôt	Pieces / Articles	Weight/Piece / Poids/article	\$ / Piece / \$ / article	Metered Rate / \$ / kg	Options Code \$ / Code d'options \$	Total Cost (\$ / Total des frais (\$)
01867						458	16.00 g	\$0.52500			\$240.45
<b>TOTAL</b>						<b>458</b>	<b>7.33 kg</b>			<b>\$0.00</b>	<b>\$240.45</b>

**Deposit Type / Type de dépôt**  
Full Mailing - One Deposit / Dépôt entier - Un seul dépôt

OCR LOC %: \_\_\_\_\_ FSM MTGOP %: \_\_\_\_\_ Apply Appliquer: [ ] Yes Oui [ ] No Non

The Customer warrants that the order details listed above are prepared in accordance with the terms and conditions specified in the Customer's Agreement and has been validated for accuracy of information contained within.

Le Client garantit que les détails de la commande ci-dessus ont été préparés en conformité avec les termes et conditions spécifiés dans l'accord du client et a été validé pour l'exactitude des renseignements qu'il contient.

Authorized Customer Signature / Signature autorisée du client:

X

CPC GST # N° SCP TPS 119321495

This document must accompany your mailing to the Accepting Location.  
Ce document doit accompagner votre envoi au bureau de dépôt.

Received by Initials / Employee No.: \_\_\_\_\_  
Reçu par Initiales / N° de l'employé: \_\_\_\_\_

Full payment by certified cheque must accompany this mailing.  
Cet envoi doit être accompagné du paiement intégral par chèque certifié.

Cheque No. N° du chèque: \_\_\_\_\_


Cheque Amount Montant du chèque: \_\_\_\_\_

## Appendix D – New Westminster Record Open House Advertisements

New Westminster Record Newsletter (Publication Dates: September 13 and 20, 2023)


VIEW THIS EMAIL IN YOUR BROWSER

Support Local News

  
**NewWestminster RECORD**

**THIRD SPACE™**  
Public Open House.  
Proposed Rental Housing  
Project at 145, 149, 153, 201 &  
209 East Columbia Street, New Westminster.

Date: September 27, 2023  
Time: 5:00pm - 7:00pm (drop in)  
Where: Sapperton Community Hall - 318 Keary St, New Westminster,  
BC V3L 3L2



LEARN MORE


September 13, 2023

**LOCAL NEWS**

[Vancouver Chamber Music series returns to New Westminster](#)


View this email in your browser

Support Local News

  
**NewWestminster RECORD**

**THIRD SPACE™**  
Public Open House.  
Proposed Rental Housing  
Project at 145, 149, 153, 201 &  
209 East Columbia Street, New Westminster.

Date: September 27, 2023  
Time: 5:00pm - 7:00pm (drop in)  
Where: Sapperton Community Hall - 318 Keary St, New Westminster,  
BC V3L 3L2



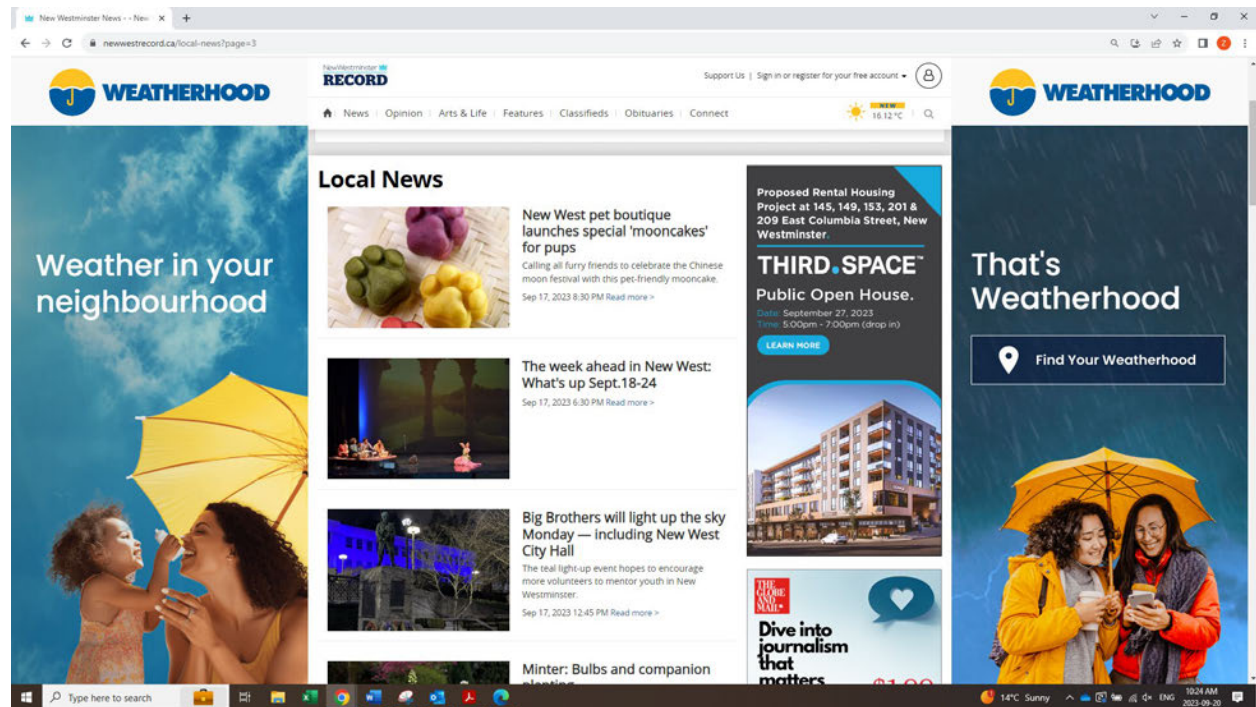
LEARN MORE

September 20, 2023

**LOCAL NEWS**

[Farewell event planned as Centennial Community Centre prepares to close in New West](#)

New Westminster Record Main Website Page (Published Daily from September 13-20, 2023)



The screenshot shows the New Westminster Record website interface. At the top, there are navigation links for 'News', 'Opinion', 'Arts & Life', 'Features', 'Classifieds', 'Obituaries', and 'Connect'. The main content area is divided into several sections:

- Local News:** A list of articles including 'New West pet boutique launches special 'mooncakes' for pups', 'The week ahead in New West: What's up Sept.18-24', 'Big Brothers will light up the sky Monday — including New West City Hall', and 'Minter: Bulbs and companion plants'.
- THIRD SPACE™ Public Open House:** A prominent advertisement for the proposed rental housing project, including details on the date (September 27, 2023), time (5:00pm - 7:00pm), and location (Sapperton Community Hall).
- Weatherhood:** A large advertisement on the right side featuring the slogan 'Weather in your neighbourhood' and 'That's Weatherhood', with a 'Find Your Weatherhood' button.

The website also features a search bar, a weather widget showing 14°C Sunny, and a Windows taskbar at the bottom with the date and time (10:24 AM, 2023-09-20).

## Appendix E: Correspondence with the Sapperton Residents Association

**From:** [Frankie Bailey](#)  
**To:** [Sapperton Residents' Association](#)  
**Cc:** Personal Information  
**Subject:** RE: 145-209 East Columbia Street Redevelopment Contact

---

Hi Personal Inform

That's no problem at all. However, September 27<sup>th</sup> is the night of our public open house for the project. It's from 5:00-7:00pm in person at the Sapperton Community Hall at 318 Keary Street. That is something we were going to bring to your attention at the meeting tonight to ensure your group was aware of the event and to encourage your attendance. A notification went out in the mail on Monday to residents within 100m of the property and there are advertisements in the New West Record as of today. There is also a survey, drawings, and more information at the project website which went live today here: <https://thirdspaceoneastcolumbia.com/>. The survey is open from today until 1 week following the open house (October 4<sup>th</sup>) and we would encourage feedback to be provided that way.

Is this information that you can pass on to the group to ensure that everyone is aware of this opportunity for review of the project and providing their feedback?

Given the time of the event, it's unlikely that we will be able to make it to a zoom call that night as we will need to tidy up afterwards. It also might make sense to meet in person at the event if some of your group can attend. Please let us know your thoughts.

Best,  
Frankie

**Frankie Bailey (she/her)**  
[Third Space Properties Inc.](#)  
C 604.839.4300 | E [fbailey@third.space](mailto:fbailey@third.space)

---

**From:** Sapperton Residents' Association <sappertonra@gmail.com>  
**Sent:** Wednesday, September 13, 2023 10:39 AM  
**To:** Frankie Bailey <[fbailey@third.space](mailto:fbailey@third.space)>  
**Subject:** Re: 145-209 East Columbia Street Redevelopment Contact

Hi!

Sorry we had to last minute postpone the meeting to September 27.

Will you still be able to attend?

Thank you!!!

On Mon, Sept 11, 2023, 1:47 p.m. Frankie Bailey <[fbailey@third.space](mailto:fbailey@third.space)> wrote:

1

Personal Information

I hope you've had a great summer!

If it still works for me and Nathan to attend the meeting this Wednesday at 7:30, can you please provide us with the zoom link? Also please let us know if you would like us to login right at 7:30, or at a later time if you have other items to discuss first.

Thanks,  
Frankie

**Frankie Bailey (she/her)**  
Third Space Properties Inc.  
C 604.839.4300 | E [fbailey@third.space](mailto:fbailey@third.space)

---

**From:** Frankie Bailey <[fbailey@third.space](mailto:fbailey@third.space)>  
**Sent:** Tuesday, July 4, 2023 9:16 AM  
**To:** Sapperton Residents' Association <[sappertonra@gmail.com](mailto:sappertonra@gmail.com)>  
**Cc:** Nathan Shuttleworth <[nshuttleworth@third.space](mailto:nshuttleworth@third.space)>  
**Subject:** RE: 145-209 East Columbia Street Redevelopment Contact

Personal Information

That's great; we will put September 13<sup>th</sup> at 7:30pm in our calendars.

There will be an open house and a period for community feedback once we have worked with the City to resolve their initial comments. A sign will go up on site and a flyer will be sent out to notify the community in advance. The reason that fencing was installed early was to deter people from entering the property and building before demolition, which began last week. There have been several break ins since the building became vacant which posed safety and security concerns, so we elected to demolish the building early to resolve those.

We look forward to meeting with you in September, but please don't hesitate to reach out beforehand if any questions arise.

Hope you have a great summer.

Best,  
Frankie

**Frankie Bailey (she/her)**  
Third Space Properties Inc.  
C 604.839.4300 | E [fbailey@third.space](mailto:fbailey@third.space)

---

**From:** Sapperton Residents' Association <[sappertonra@gmail.com](mailto:sappertonra@gmail.com)>  
**Sent:** Sunday, July 2, 2023 10:04 PM  
**To:** Frankie Bailey <[fbailey@third.space](mailto:fbailey@third.space)>

**Cc:** Nathan Shuttleworth <[nshuttleworth@third.space](mailto:nshuttleworth@third.space)>

**Subject:** Re: 145-209 East Columbia Street Redevelopment Contact

Hi Frankie,

Yes our next meeting is September 13th at 7:30pm. We will put you on the agenda.

There were some comments made about the property as our residents have seen the fencing go up.

Will there be times for our residents to give feedback. or will it be limited?

Thank you.

On Thu, Jun 29, 2023, 1:03 p.m. Frankie Bailey <[fbailey@third.space](mailto:fbailey@third.space)> wrote:

Personal Information  
hope you're having a great week.

Following up on my last email – we are actively working with Staff on their initial comments and I can confirm that it will be about 6-8 weeks before we will have resolved and updated plans. Given that timeline, does it work for us to assume attendance at your next meeting on September 13<sup>th</sup>? I can reach out sooner if we do have an update that we can share before then.

Best,  
Frankie

**Frankie Bailey (she/her)**  
[Third Space Properties Inc.](#)  
C 604.839.4300 | E [fbailey@third.space](mailto:fbailey@third.space)

---

**From:** Frankie Bailey  
**Sent:** Tuesday, June 13, 2023 1:46 PM  
**To:** Sapperton Residents' Association <[sappertonra@gmail.com](mailto:sappertonra@gmail.com)>  
**Cc:** Nathan Shuttleworth <[nshuttleworth@third.space](mailto:nshuttleworth@third.space)>  
**Subject:** RE: 145-209 East Columbia Street Redevelopment Contact

Personal Information

Unfortunately we won't be able to make the meeting tomorrow – with the short notice we aren't able to organize people and project material quickly enough.

If the next opportunity to meet is on September 13<sup>th</sup>, then we will put that date in our calendars and plan to be there - September might be good timing as we are going to be working with Staff over the next 1-2 months to resolve initial comments, and there could be some updates to building design as a result of that review. That said, we are happy to meet sooner if



you would like, we will just note which elements of the project are being studied further.

Please confirm whether we should plan to attend on September 13<sup>th</sup>, or if you would like to meet sooner and, if sooner, what dates would work for your group.

Look forward to hearing back!

Best,  
Frankie

**Frankie Bailey (she/her)**  
[Third Space Properties Inc.](#)  
C 604.839.4300 | E [fb Bailey@third.space](mailto:fb Bailey@third.space)

---

**From:** Frankie Bailey <[fb Bailey@third.space](mailto:fb Bailey@third.space)>  
**Sent:** Tuesday, June 13, 2023 8:37 AM  
**To:** Sapperton Residents' Association <[sappertonra@gmail.com](mailto:sappertonra@gmail.com)>  
**Cc:** Nathan Shuttleworth <[nshuttleworth@third.space](mailto:nshuttleworth@third.space)>  
**Subject:** RE: 145-209 East Columbia Street Redevelopment Contact

Personal Information

Thank you for these details and my apologies for not getting back to you yesterday evening. We are still working on determining whether we can make the meeting, but I will let you know by this afternoon.

Best,  
Frankie

**Frankie Bailey (she/her)**  
[Third Space Properties Inc.](#)  
C 604.839.4300 | E [fb Bailey@third.space](mailto:fb Bailey@third.space)

---

**From:** Sapperton Residents' Association <[sappertonra@gmail.com](mailto:sappertonra@gmail.com)>  
**Sent:** Monday, June 12, 2023 6:54 PM  
**To:** Frankie Bailey <[fb Bailey@third.space](mailto:fb Bailey@third.space)>  
**Cc:** Nathan Shuttleworth <[nshuttleworth@third.space](mailto:nshuttleworth@third.space)>  
**Subject:** Re: 145-209 East Columbia Street Redevelopment Contact

Hi Frankie,

Our next meeting after will be September 13, 2023.

If you can join, the following link includes details of our meeting agenda.

<https://mailchi.mp/4a17c93b9072/sapperton-residents-association-membership-meeting-13879199?e=86c866ddca>

Join Zoom Meeting

Topic: June 14th Sapperton RA membership meeting

Time: Jun 14, 2023 07:30 PM Pacific Time (US and Canada)

# Personal Information

Passcode: SRA

Thanks!

On Mon, Jun 12, 2023, 8:57 a.m. Frankie Bailey <[fbailey@third.space](mailto:fbailey@third.space)> wrote:

Good morning Personal Inform

Thanks for your quick reply! We will confirm with you by the end of the day today whether we can attend the meeting this week. If we can't make it, do you have another meeting scheduled that we could attend?

Best,  
Frankie

**Frankie Bailey (she/her)**  
[Third Space Properties Inc.](#)  
C 604.839.4300 | E [fbailey@third.space](mailto:fbailey@third.space)

---

**From:** Sapperton Residents' Association <[sappertonra@gmail.com](mailto:sappertonra@gmail.com)>

**Sent:** Sunday, June 11, 2023 7:14 PM

**To:** Frankie Bailey <[fbailey@third.space](mailto:fbailey@third.space)>

**Cc:** Nathan Shuttleworth <[nshuttleworth@third.space](mailto:nshuttleworth@third.space)>

**Subject:** Re: 145-209 East Columbia Street Redevelopment Contact

**\*\* WARNING - External Email \*\***

Hi Frankie,

Perfect timing. We have our next meeting this Wednesday June 14 at 7:30pm via Zoom. We would love for you to attend and present the redevelopment project.

Please let me know if you are available.

Thank you,  
Personal Information

On Fri, Jun 9, 2023, 2:52 p.m. Frankie Bailey <[fb Bailey@third.space](mailto:fb Bailey@third.space)> wrote:

Hello Sapperton Residents Association,

I'm Frankie from Third Space Properties; nice to e-meet you.

Third Space is the owner and developer for the 5 properties from 145-209 East Columbia Street. I'm the Development Manager for the project and I've also cc'd Nathan Shuttleworth, our Director of Development. We're reaching out to not only introduce ourselves and provide you with contacts for the future project, but also to provide an update on where we're at and offer a meeting to discuss the plans for the site if that's something your association would be interested in.

To provide an update on where we are at on the project now – currently, we have an application for demolition under review by the city for the only existing building at 145 East Columbia Street. We are demolishing the building in advance of redevelopment to mitigate further vandalism and resolve safety concerns. We anticipate that a permit will be issued soon; we were hoping that would be in April, but the review process has been lengthier than we anticipated.

We also submitted a development application to the City in March for the future development. The project will be going to council for consent next Monday, June 12<sup>th</sup>, but the agenda with details on the project was posted this week. I have attached the council agenda and report to council with information on the project to this email. The development is 6-stories with ground level retail, office space on level 2, and 4 levels of market rental residential above following the OCP and East Columbia Development Permit Area Guidelines. You may also see the project in media outlets (e.g. Urban YVR) over the coming days.

As mentioned above, we would like to offer a meeting to answer any questions your association may have about us and the proposed project. Please let us know if this is something you would be interested in and if so, whether there are dates/times that work best for you.

We look forward to hearing from you.

Best Regards,  
Frankie

**Frankie Bailey (she/her)**

Associate Development Manager

• [Third Space Properties Inc.](#)  
[200 - 177 West 7th Avenue](#)  
[Vancouver, BC, V5Y 1L8](#)

• [T 604 495 1076 | C 604 839 4300 | E \[fb Bailey@third.space\]\(mailto:fb Bailey@third.space\)](#)

• Visit us at [third.space](#)

-

-

145, 149, 153, 201 & 209 East Columbia Street, New Westminster  
Public Open House: September 27, 2023  
COMMENT PERIOD: SEPTEMBER 13, 2023 – OCTOBER 4, 2023

Open House Survey

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I live in a different neighbourhood, but am interested in the project
- I own/operate a business nearby the project site (within 1-3 blocks)
- Other (please specify):

---

---

Are there elements of the proposed plan that you like? If so, what are they?

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster
- Other (please specify):

---

---

- No, I do not like this project

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster
- Other (please specify):

---

---

- Nothing, I like the project

145, 149, 153, 201 & 209 East Columbia Street, New Westminster  
Public Open House: September 27, 2023  
COMMENT PERIOD: SEPTEMBER 13, 2023 – OCTOBER 4, 2023

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes  
 No

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

Yes  
 No

Do you have any further comments to share with us?

---

---

---

---

---

---

---

---

I would like to be kept informed about this project.

Yes  
 No

First Name	
Last Name	
Email	
Neighbourhood / Postcode	

We appreciate your comments on our proposal for this important site in the community.  
Please return hard copy comment forms to the front sign in table.  
Comment Period: September 13, 2023 – October 4, 2023

If you'd like to share your comments online, please visit:  
<https://thirdspaceoneastcolumbia.com/open-house-survey/> or use the adjacent QR code.

For more information please visit: [thirdspaceoneastcolumbia.com](https://thirdspaceoneastcolumbia.com) or [Beheardnewwest.ca](https://beheardnewwest.ca)



SCAN ME TO SEE A COMMENT CARD

## Appendix G - Project Display Boards

Actual Size: 2ft x 3 ft

**Thank you for your interest in our proposal for 145-209 East Columbia Street, New Westminster.**

The purpose of this Public Open House is to introduce our proposal to the community, receive feedback and answer your questions.

You can share any comments with us via the comment cards provided or by using the QR code to access our online survey.

The comment period will be open from **September 13 to October 4, 2023.**



Corner of Albert Street and East Columbia Street.



# Welcome.



SCAN ME TO FILL IN A COMMENT CARD

### Land Acknowledgement

We would like to acknowledge that the land on which we gather is situated on the traditional, ancestral, and unceded territory of the Halkomelem speaking peoples, who continue to live on these lands and care for them, along with the waters and all that is above and below.

## Project Team.

The planning process is being led by **Third Space Properties Inc. (Third Space)**, and their team of expert consultants.



Third Space.

**Third Space** create better spaces to live and work. We believe in diversity and like to do things differently. We think about our impact on people and the environment in tandem with our commercial interests. We are owner operators. We are ideas people. We love to solve big problems. This is our home, and we want it to thrive.



Durante Kreuk.

**Durante Kreuk Landscape Architecture (DKLA)** is an award-winning landscape architectural firm with over thirty years of experience in the private and public realm design and development.



Integra Architecture.

**Integra Architecture Inc.** was formed, in 1999, by two experienced architects. The partners share a belief in client-centered architecture, teamwork, and long-term working relationships. The firm's capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing.



BC Building Science.

**BC Building Science** was established in 1996 as one of the first dedicated building envelop consulting firms. With two of the most experienced company principals, BC Building Science has earned a reputation for providing efficient practice and appropriate engineering solutions.

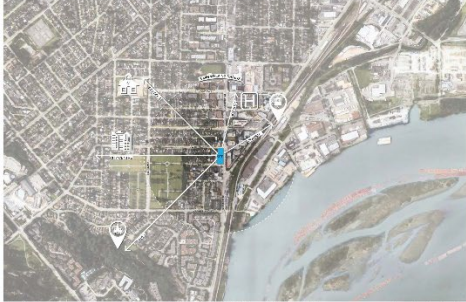


# Site Context.

The subject site is located on the west side of the 100-200 block of East Columbia Street. The site encompasses the entire block and is bound on the north by Alberta Street, on the south by Strand Avenue, and to the west by a laneway.

The west side of East Columbia Street features a variety of smaller commercial and mixed-use buildings, while directly across from the subject site on East Columbia Street, is the Brewery District which contains larger mixed-use buildings (mid- and high-rise forms) with a variety of amenities, offices, and residential uses.

Both the Sapperton SkyTrain Station and the Royal Columbian Hospital are located within a 5-minute walk from the property.



The development site is located on the west side of the 100-200 block of East Columbia Street, encompasses the entire block and is bound on the north by Alberta Street, on the south by Strand Avenue, and to the west by a laneway.

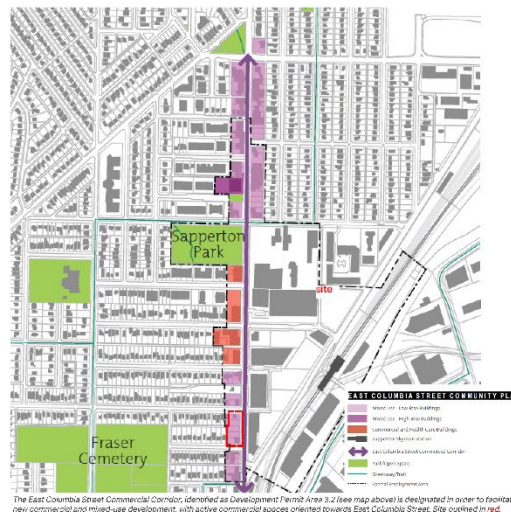


# Policy Context.

The rezoning aligns with the policies of the *East Columbia Development Permit Area*, as defined in the *Official Community Plan*, by proposing a mixed-use low-rise building for which a 6-storey form of development is supportable by being located within the Special Employment Area and providing one level of office space.

The project adheres to all relevant City Policies including, but not limited to, the following:

- ✓ New Westminster Zoning – By Law (2022)
- ✓ New Westminster OCP Development Permit Area 3.2 – East Columbia Street (2020)
- ✓ Sapperton / Massey-Victory Heights Transportation Plan (2018)
- ✓ CNW – Solid Waste Facility Guidelines for Development Applications – Residential (2022)
- ✓ CNW – Transportation Site Design Guidelines
- ✓ CNW – Family Friendly Housing Policy (July 2016)



The East Columbia Street Commercial Corridor, identified as Development Permit Area 3.2 (see map above) is designated in order to facilitate new commercial and mixed-use development, with active commercial spaces oriented towards East Columbia Street. Site outlined in red.





# Project Overview.

Third Space have submitted a rezoning and development permit application for their properties at 145, 149, 153, 201 & 209 E Columbia Street, New Westminster.

Subject to Council approval, this development will increase the purpose-built rental housing supply in New Westminster through the delivery of 99 new rental homes, 28% of which have been designed for families (2- or 3-bedroom homes), over 1 storey of office at the second level and continuous ground floor neighbourhood commercial space.



## Preliminary Project Statistics.

Site Area	28,705 ft <sup>2</sup>
Proposed Density	3.86 FSR
Proposed Height	6 stories
Proposed Residential Breakdown	
Total	99 homes
Studio	24 homes
1 Bedroom	47 homes
2 Bedroom	22 homes
3 Bedroom	6 homes
Commercial and Retail	
Office Space	18,166 sf <sup>2</sup>
Retail Space	13,124 sf <sup>2</sup>
Residential Amenity Spaces	
Indoor / Outdoor Flex Space	4,684.30 ft <sup>2</sup>
Bike Parking	
Bicycle Parking (Class A)	145 spaces
Bicycle Parking (Class B)	22 spaces
Vehicle Parking	
Total Parking Stalls	96 stalls
Visitor	10

\* The above noted project statistics are preliminary and may be refined through the rezoning process, taking into consideration feedback from community stakeholders and direction from City Staff.

# Community Benefits.

The project features many elements that will positively contribute to and benefit the community. Below provides a summary.



### Increased rental housing stock.

The proposal offers more housing choices, with 99 new secured purpose-built rental homes to the community.

### Family oriented housing.

The proposal will include housing options for families with approximately 26% of the residences being 2 and 3-bedroom homes.



### Access to transit and sustainable transportation options.

The site is located within a 5-minute walk of Sapperton SkyTrain Station, while City bus services stop directly in front of the site on E Columbia Street.



### Sustainability.

Third Space is a triple bottom line company that is committed to the health of our planet and this energy conscious development will exceed municipal requirements by implementing an all-electric heating, cooling and hot water system to drastically reduce carbon emissions.



### New commercial spaces.

East Columbia Street is an existing commercial corridor that is well connected to transit and is one of New Westminster's Great Streets.

The proposal will contribute 13,124 sf<sup>2</sup> of new commercial retail space which will help revitalize E Columbia and contribute to the growing Downtown area.



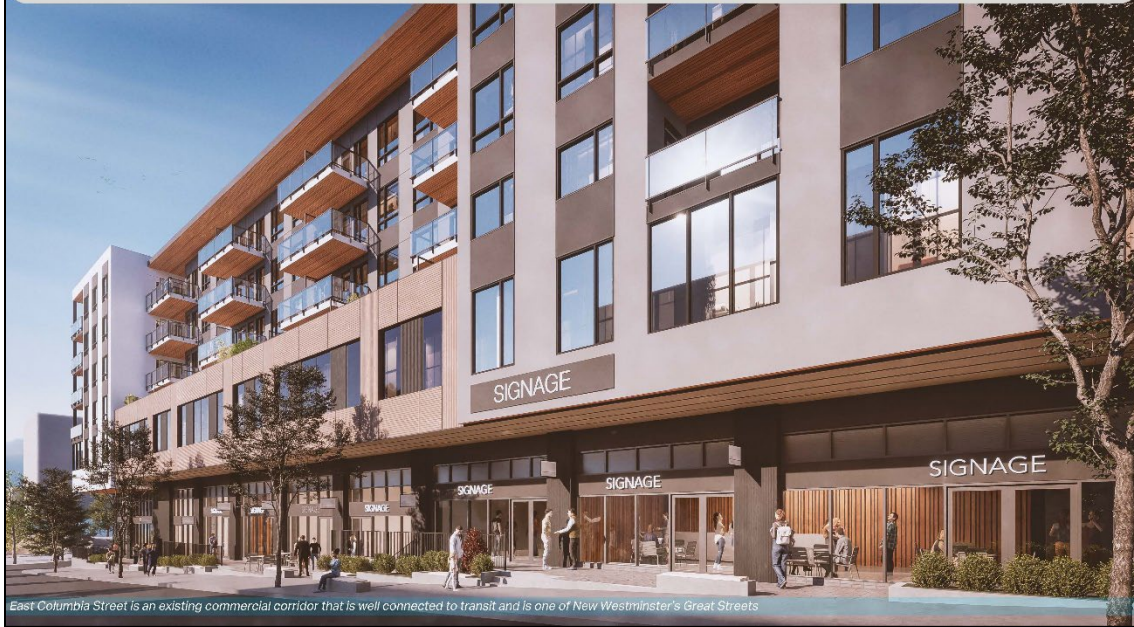
### New office space.

The proposal will contribute 18,166 sf<sup>2</sup> of new office space directly to Downtown New Westminster, providing more local jobs, and more opportunity for local businesses (i.e. medical and dental uses) to remain and/ or grow in the Sapperton neighbourhood.



# Preliminary Renderings.

East Columbia Street frontage.



# Preliminary Renderings.

Corner of Alberta Street and East Columbia Street.



# Preliminary Renderings.

Strand Avenue frontage.



# Preliminary Renderings.

East Columbia Street frontage.



# Preliminary Renderings.

Alberta Street frontage.



The proposal will form part of an evolving mixed use and commercial neighbourhood that is well suited to the City of New Westminster's plan to create a vibrant employment and residential hub for the city.

# Preliminary Renderings.

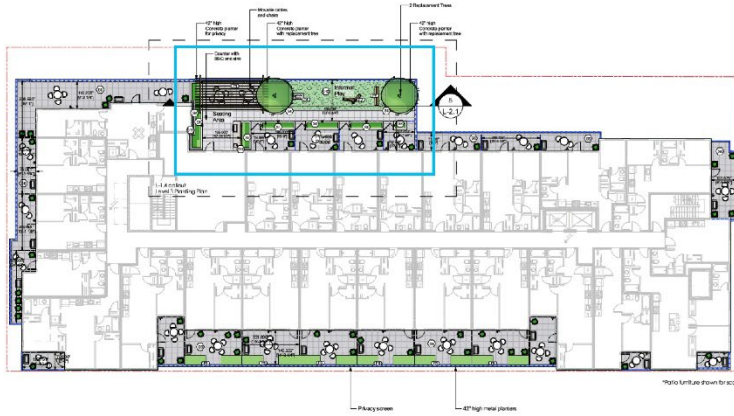
Corner of Strand Avenue and East Columbia Street.



Despite the challenging grading, all entrances are accessible or users of all ages and abilities. Bike racks are located next to E Columbia Street for the convenience of those traveling on the adjacent bike lane. Additional bike racks are located adjacent to the residential entrance on Strand Avenue and the office entrance on Alberta Street.

# Landscape Design.

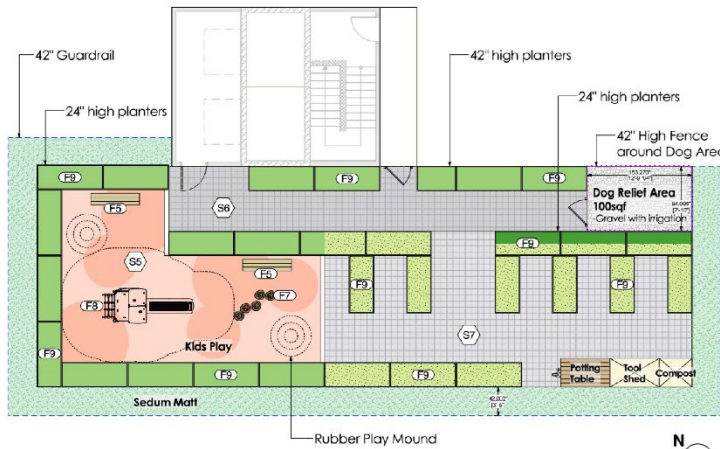
The outdoor common space on Level 3 provides passive play equipment with seating for residents, as well as a separate nook for cooking, eating and relaxing. Private patios adjoining the amenity space are screened by a planter and hedge.



- ④ Shrub and Flowered Planting
- ⑤ Hedged hedge
- ⑥ Urban Agriculture
- ⑦ Scissored Lawn
- ⑧ Natural or Recycled Rubber Surfacing
- ⑨ 30\"/>

# Landscape Design.

The rooftop offers a larger play space and urban agricultural spaces which face toward the play space as a learning tool for children, or for anyone else to use at their leisure.



- ④ Shrub and Flowered Planting
- ⑤ Hedged hedge
- ⑥ Urban Agriculture
- ⑦ Scissored Lawn
- ⑧ Natural or Recycled Rubber Surfacing
- ⑨ 30\"/>

# Next Steps.

A formal rezoning application has been submitted to the City of New Westminster. The diagram below provides an overview of the steps ahead.



## Thank You for Joining Us!


You can share any comments with us via the comment cards provided or by using the QR code to access our online survey.

The comment period will be open from [September 13](#) to [October 4, 2023](#).



Appendix H - Sign in Sheet

Page 1



**PUBLIC OPEN HOUSE – SIGN IN SHEET**  
145, 149, 153, 201 & 209 East Columbia Street, New Westminster  
Public Open House: September 27, 2023, 5:00pm – 7:00pm | Sapperton Community Hall (318 Keary Street, New Westminster, BC V3L 3L2)

NAME	POST CODE	EMAIL	OK TO CONTACT?
Personal Information			

*\* Your information will remain confidential. The project team will only ever contact you with updates regarding the rezoning application for this project.*

Page 2

**PUBLIC OPEN HOUSE – SIGN IN SHEET**  
145, 149, 153, 201 & 209 East Columbia Street, New Westminster  
Public Open House: September 27, 2023, 5:00pm – 7:00pm | Sapperton Community Hall (318 Keary Street, New Westminster, BC V3L 3L2)

NAME	POST CODE	EMAIL	OK TO CONTACT?
Personal Information			

*\* Your information will remain confidential. The project team will only ever contact you with updates regarding the rezoning application for this project.*

## Appendix I - Completed Comment Forms

**From:** [info@third.space](mailto:info@third.space)  
**To:** [failev@third.space](mailto:failev@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** September 13, 2023 5:18:21 AM

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Other

**Other**

96 parking stalls for residents and 10 visitors will not be enough. The area is already saturated with street parking, especially given that no one will be able to park on Columbia right in front of the building due to how narrow the street is at that level.

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

Yes

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

Yes

**Do you have any further comments to share with us?**

Please increase parking options

**I would like to be kept informed about this project**

Yes

**Name**

Personal Information

**Email**

Personal Information

**Neighbourhood / Postcode**

Personal Information



**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** September 14, 2023 7:11:22 PM

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Nothing, I like the project

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

Yes

Do you have any further comments to share with us?

More mixed use spaces are key to vibrant, walkable cities. For too long the Metro Vancouver Area has been plagued by single family zoning. I'm 100% in favour of creating more spaces that will house families, host businesses and add to the liveliness of a neighbourhood.

I would like to be kept informed about this project

Yes

Name

Personal Information

Email

Personal Information

Neighbourhood / Postcode

Personal Information

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 14, 2023 6:29:06 PM

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- Adding additional family housing in the neighbourhood

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Other

**Other**

Subsidized housing - few buildings in the 'hood have this and making truly affordable housing available will make the neighbourhood more of a mosaic.

Also, traffic worries me so close to the Brunette/Columbia split. Traffic can be extremely heavy during rush hours and accident detours - added traffic in the 'hood is a bit of a worry with the influx of residents and business parking. There will be A LOT more traffic in the neighbourhood once the new tower is complete at the hospital, and also when the Wesgroup towers are complete and new businesses move in. Columbia is limited in expansion, and as it is, the speed limit is not usually observed, so more families in the neighbourhood have to include a consideration for traffic calming and volume increase,

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

Yes

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

Yes

**Do you have any further comments to share with us?**

Parkettes, dog walks, recreation (basketball courts/playground) would be nice with the influx of more neighbourhood residents. The burden should be shared amongst all developers in the 'hood.

**I would like to be kept informed about this project**

No

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** September 15, 2023 7:37:24 PM

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- No, I do not like this project

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Project location

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

No

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

No

Do you have any further comments to share with us?

My family has lived in the immediate area for many years, and we do not support a rental housing unit of such massive size in our neighborhood. We have worked hard to keep our neighborhood quiet and safe for the families living here. The proposed rental housing project is not only a very unattractive building, but it is being built specifically for renters, meaning this project puts the safety and security of our quiet neighborhood in jeopardy. It will also add massive traffic implications to the neighborhood, which as mentioned has many families with children who play outside. Parking and making the already very tight laneways and side streets such as Alberta and Strand more congested is a problem nobody who lives here has asked for. There are already 4 very large apartment buildings that have been constructed in the area, with 2 more on the way, adding another large apartment complex will not benefit this area in any way. Please consider making changes to this project in such a way that will not negatively impact the immediate community. For example, removing the specification for rental units and make the units individually purchasable, this ensures the people who live in the units, own the units, and therefore are invested in the community in a positive way, as opposed to just passing through. Smarter more well suited places to put projects like these are amply available in other locations along Brunette, and Braid, the location and the proposed size of the project do not fit the neighborhood, and will do nothing but create animosity. We are not opposed to rental housing as it is a necessity, but we firmly feel that the location and the size of the project are simply out of touch with the community and grossly oversized for such a planned location.

I would like to be kept informed about this project

Yes

Name

Personal Information

Email

Personal Information

**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 16, 2023 3:17:01 PM

Tell us a little about yourself. Do you:

- I own/operate a business nearby the project site (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- Project location
- Design elements
- Adding more retail space to Downtown New Westminster

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Other

Other

Would like more commercial parking

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

Yes

I would like to be kept informed about this project

Yes

Name

Personal Information

Email

Personal Information

Neighbourhood / Postcode

Personal Information

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 17, 2023 8:17:49 PM

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- The project's energy conscious design (Step Code 3 standards)

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Adding more office space to Downtown New Westminster

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

No

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

Yes

**Do you have any further comments to share with us?**

I do not feel the office component is appropriate given the lack of demand for office space Wesgroup dealt with at Brewery District.

Also concerned with the increase to traffic in the area and pedestrian safety. Already an issue with vehicles speeding in the area even with reduced speed areas.

**I would like to be kept informed about this project**

Yes

**Name**

Personal Information

**Email**

Personal Information

**Neighbourhood / Postcode**

Personal Information

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 17, 2023 2:24:48 PM

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- No, I do not like this project

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Nothing, I like the project

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

No

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

No

Do you have any further comments to share with us?

Original request was to build a medical facility

I would like to be kept informed about this project

Yes

Name

Personal Information

Email

Personal Information

Neighbourhood / Postcode

Personal Informa

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** September 21, 2023 2:07:15 PM

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more retail space to Downtown New Westminster

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Adding additional rental housing to the neighbourhood
- Adding more retail space to Downtown New Westminster

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

Yes

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

Yes

**I would like to be kept informed about this project**

Yes

**Name**

Personal Information

**Email**

Personal Information

**Neighbourhood / Postcode**

Personal Information

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** September 22, 2023 6:56:34 PM

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- Building size and height

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Nothing, I like the project

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

Yes

I would like to be kept informed about this project

Yes

**Name**

Personal Information

**Email**

Personal Information

**Neighbourhood / Postcode**

Personal Information

..

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 27, 2023 8:52:53 PM

---

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- The project's energy conscious design (Step Code 3 standards)

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Building size and height

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

No

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

No

**I would like to be kept informed about this project**

No

''.

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 27, 2023 10:22:14 AM

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- No, I do not like this project

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Project location

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

No

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

No

Do you have any further comments to share with us?

This is a very obtrusive structure for this residential area.

I would like to be kept informed about this project

Yes

Name

Personal Information

Email

Personal Information

Neighbourhood / Postcode

Personal Information

''

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 27, 2023 3:23:02 PM

---

**Tell us a little about yourself. Do you:**

- I live in a different neighbourhood, but am interested in the project

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- Design elements
- Adding more retail space to Downtown New Westminster

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Nothing, I like the project

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

Yes

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

Yes

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** September 27, 2023 8:28:48 PM

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- Adding additional rental housing to the neighbourhood

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Design elements
- Other

Other

Given the traffic noise in the area, and the move to more energy efficient homes, balconies should be eliminated and heating and air conditioning via heat pumps should be a major part of the development. Most days, especially in the summer months, it will be painful to use the balconies on the east side of the building, due the traffic on East Columbia St.

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

No

Do you have any further comments to share with us?

I do not like the way that it fills the entire block with a 6 story building. I feel sorry for the residents living on the north side of Strand Ave and the south side of Alberta St., because about three quarters of the homes on both streets will now have a fabulous view of the back of a bland apartment building, rather than the Fraser River. Access to and from the neighbourhood (especially if you wish to travel north on East Columbia St), is already difficult. If (as it appears on the rendering) parking will be accessed off of Alberta St, how is it proposed that cars leaving the site go north on E. Columbia, especially since the City has banned left hand turns from Alberta St? I hope that the intention is not to have cars leaving the site travel through the Neighbourhood to seek a northbound access to E. Columbia from nearby streets. Additionally, on-street parking in the neighbourhood is already difficult. There must be sufficient on-site parking provided to serve all residents and visitors, because any residents or visitors that try to take advantage of neighbourhood street parking will find themselves subject to complaints to the City Traffic Department, and subsequent ticketing.

I would like to be kept informed about this project

No

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145, 149, 153, 201 & 209 East Columbia Street, New Westminster  
Public Open House: September 27, 2023  
COMMENT PERIOD: SEPTEMBER 13, 2023 – OCTOBER 4, 2023

Open House Survey

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I live in a different neighbourhood, but am interested in the project
- I own/operate a business nearby the project site (within 1-3 blocks)
- Other (please specify):

---

---

Are there elements of the proposed plan that you like? If so, what are they?

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster
- Other (please specify):

---

---

- No, I do not like this project

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Adding additional rental housing to the neighbourhood
- Project location
- Building size and height
- Design elements
- The project's energy conscious design (Step Code 3 standards)
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster
- Other (please specify):

*Building size is blocking arc view*

---

---

- Nothing, I like the project

145, 149, 153, 201 & 209 East Columbia Street, New Westminster  
Public Open House: September 27, 2023  
COMMENT PERIOD: SEPTEMBER 13, 2023 – OCTOBER 4, 2023

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes  
 No

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

Yes  
 No

Do you have any further comments to share with us?

turn it in to a dog park! there are  
so many dogs in the neighborhood

I would like to be kept informed about this project.

Yes  
 No

First Name	
Last Name	
Email	
Neighbourhood / Postcode	

We appreciate your comments on our proposal for this important site in the community.  
Please return hard copy comment forms to the front sign in table.  
Comment Period: September 13, 2023 – October 4, 2023

If you'd like to share your comments online, please visit:  
<https://thirdspaceoneastcolumbia.com/open-house-survey/> or use the adjacent QR code.

For more information please visit: [thirdspaceoneastcolumbia.com](https://thirdspaceoneastcolumbia.com) or [Beheardnewwest.ca](https://Beheardnewwest.ca)



**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** September 28, 2023 3:54:40 PM

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding additional rental housing to the neighbourhood
- Adding additional family housing in the neighbourhood
- Adding more office space to Downtown New Westminster
- Adding more retail space to Downtown New Westminster

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Building size and height
- Other

**Other**

The access routes to parking and loading bays are ill-conceived. It is completely impractical to expect the alley between strand and Alberta streets to accommodate commercial vehicle access.

According to the designers at the Open House, there is no place in the planned parking areas or delivery bay for moving trucks to allow renters to move their things in and out.

The section of Minor street between strand and Alberta is essentially a one-lane street. I have witnessed cube vans and semi-trailers fail to negotiate the corner frequently, rolling over curbs and the boulevard as they attempt to turn. If two regular sized cars meet at that corner, one must reverse in order to let the other pass. How is it practical to allow 12 to 20 delivery trucks per day through the planned route. It will be chaos.

Also, I note the conspicuous lack of options in this survey to give feedback about traffic and access.

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

Yes

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

No

**Do you have any further comments to share with us?**

Yes, it's very clear that the design of the building itself is pretty, but it completely overwhelms the existing streets surrounding it. Adding this building as it is planned will create more chaos in an already chaotic intersection. It should not be allowed to go ahead as planned.

**I would like to be kept informed about this project**

Yes

**Email**

Personal Information

Neighbourhood / Postcode

Sapperton

..

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** September 30, 2023 7:24:29 PM

Tell us a little about yourself. Do you:

- I live in the area but further than 3 blocks away

Are there elements of the proposed plan that you like? If so, what are they?

- Project location
- Building size and height
- Design elements
- Adding more retail space to Downtown New Westminster

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Nothing, I like the project

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

Yes

I would like to be kept informed about this project

No

Neighbourhood / Postcode

Personal Information

''

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); [Zoe Boal](#)  
**Subject:** New submission from Open House Survey  
**Date:** October 1, 2023 12:29:34 PM

Tell us a little about yourself. Do you:

- I live in the immediate vicinity (within 1-3 blocks)

Are there elements of the proposed plan that you like? If so, what are they?

- Building size and height
- Adding more retail space to Downtown New Westminster

Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Design elements

Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?

Yes

Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?

Yes

Do you have any further comments to share with us?

I would like your business to work with the city to improve traffic and noise pollution by:  
- Cease train whistle  
- Stop truck traffic on East Columbia (these could easily drive on Brunette).

I would like to be kept informed about this project

Yes

Name

Personal Information

Email

Personal Information

Neighbourhood / Postcode

Personal Information

''

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**From:** [info@third.space](mailto:info@third.space)  
**To:** [bailey@third.space](mailto:bailey@third.space); Zoe Boal  
**Subject:** New submission from Open House Survey  
**Date:** October 4, 2023 9:14:30 PM

**Tell us a little about yourself. Do you:**

- I live in the immediate vicinity (within 1-3 blocks)

**Are there elements of the proposed plan that you like? If so, what are they?**

- Adding more retail space to Downtown New Westminster
- No, I do not like this project

**Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?**

- Building size and height
- Design elements
- Other

**Other**

The building envelope is far too large for the location and proximity to existing homes. When a similar proposal was brought forward by a previous developer, the feedback from residents was quite clear that it was unacceptably close to existing homes and too tall for the location. This does not need to be the case. A building of this size is simply an effort to maximize the profitability of the development to the detriment of the neighborhood it is being built in.

When the Brewery property was developed, the southern part of that property was height restricted to minimize the negative impacts upon the entire neighborhood's views from that development. The proposed height of this project, at 6+ stories (which is more accurate than simply saying 6 stories) completely undermines and destroys those previous efforts to be considerate of people who have lived in the neighborhood for years and even multiple decades and preserve whatever views still exist for them. Residents reluctantly agreed to the Brewery proposal due to this and a few other considerations like maintaining view corridors. It feels like a bait and switch scam to now propose to allow 6+ stories across the street from a building that was capped at 2 stories.

In addition, the project renderings intentionally obscure how close this project will be to existing homes. To place a building of that size immediately adjacent to residential homes is unacceptable. The notion that it will be acceptable or practical to have the parkade entrance to the building entering and exiting off of Alberta Street is illogical and dangerous. It will simply be a matter of time before a child or pedestrian is struck on Alberta Street due to the increased traffic already experienced there from the Brewery site, never mind additional traffic with retail, office and 100 housing units.

The plan to use an alleyway between homes for any and all truck traffic to and from the building shows this developer's complete disregard for the neighborhood and the families that live here. I invite anyone reading this to turn from Alberta Street onto Miner and imagine that being done with a commercial truck. Most of the residents on Alberta Street have already experienced damage to their vehicles caused by vehicles traveling up and down Alberta Street. We have also seen countless commercial vehicles get stuck trying to navigate that corner itself without the additional need to have them then turn down the alley.

**Do you think this is an appropriate location for a mixed-use (office-retail-residential) development in Sapperton?**

No

**Do you like how the project integrates with E Columbia Street in terms of design, mix of uses, ground level commercial & public spaces etc.?**

No

**Do you have any further comments to share with us?**

It is disappointing to see the developer and city staff characterize the event on September 27th as an "Open House". This seems like an obvious effort to pass off what should have been an opportunity for public consultation and feedback as something completely different. If this false advertising actually meets city policy on how these events are allowed to be communicated and advertised then the city staff who drafted that policy <sup>Personal Information</sup> The literature purposely obscures the purpose of the meeting and makes it look like a sales oriented event. This is clearly intentional to reduce the number of local residents who show up. Every neighbor we have spoken to about this have been outraged that their opportunity for face to face consultation and feedback is now denied to them due to the misleading nature of the invitation.

It was further disappointing to learn that the City portion of 'consultation' will be an online survey. How on earth does that fit within the relevant City policies. The process certainly looks heavily weighted in favor of assisting a developer in fast tracking any and all proposals they come forward with.

It is clear that development of this property was always going to happen and will actually be good for the neighborhood in the long run. Everyone sees the benefits that this can bring. Having said that, it is reasonable for taxpaying, voting residents to expect that city staff ensure that developers take into consideration the needs and impacts of the community their projects are going into.

**I would like to be kept informed about this project**

Yes

**Name**

Personal Information

**Email**

Personal Information

**Neighbourhood / Postcode**

Sapperton

''

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## Appendix J - Email Correspondence from Neighbour with Comments

**From:** Personal Information  
**To:** [Frankie Bailey](#)  
**Subject:** Re: Development of 145 East Columbia, New Westminster  
**Date:** September 27, 2023 12:37:43 PM

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Hi Frankie

I hope you are well!

The demolition has finally begun, as you are aware. It's great to see that the project is finally getting started, and I'm sure you're pleased as well. We are coming to the open house later, but I wanted to send you our thoughts and questions based on yesterday's NWDP presentation.

I planned to add this to your online survey, and it is written as such, but am sending it directly instead.

### **Thoughts from the owners of Personal Information**

The area is currently undergoing a substantial transformation with the emergence of the Brewery District. We like the design of the new building and feel it aligns with the existing structures on East Columbia and complements the surrounding architectural landscape.

We live in the house at **Personal Information** Living  
in such close proximity, we naturally have some concerns, but we recognize the essential role these developments play in shaping the area and addressing the pressing need for both professional office space and rental accommodations in Sapperton.

We had the opportunity to follow the City of New Westminster's design panel presentation closely, and we were encouraged by some thoughtful design choices made to address privacy concerns at the rear of the building. Nevertheless, our primary concerns pertain to the loading area, waste management, safety, and the usage of the lane for commercial vehicular access and waste disposal. Stand Avenue and Alberta Street are home to numerous young families, and many residents, both young and old, frequently traverse the lane. Thus, our focus lies on ensuring the safe coexistence of these activities.

A pressing question on our minds relates to the logistics of trucks entering and exiting the property via the lane. We cannot work out from the plans how these vehicles access and leave the loading areas safely. Access seems too close to the beginning of the lane and when leaving they have to look hard behind them to see if anyone is coming, and the loading areas themselves seem to be sloped, making it more tricky to see safely. We're also particularly concerned about how this might impact our own garage access, **Personal Information**  
Personal Information

Another matter of concern is the storage of waste and recycling bins. Their placement directly across from our property raises worries about aesthetics, odours, and the potential for attracting vermin, which we'd like to see addressed.

Lastly, throughout the design panel presentation, the architect and Third Space repeatedly referred to the properties at the rear as "planned townhouses." While we acknowledge the

long-term rezoning potential outlined in the OCP, and the fact the City and developer are looking at the future situation, it's important to note that this transition may be years away. We are hoping that the design, access arrangements, loading zones, privacy considerations, safety measures, and health aspects of the rear of the new building be focused on the well-being of the current rear properties and their residents, as well as future properties. In particular, a family with young children resides in the property adjacent to the north-west corner, and your design includes a mechanical exhaust system near their patio. **Personal Information** is situated <sup>Personal Informa</sup> to the loading and waste management zones, making our daily comings and goings contingent on feeling secure.

In conclusion, we genuinely appreciate the design of the building and recognize its significance in the area's development. We hope that the concerns we've raised here can be integrated into your design and construction decisions, ensuring the harmony between this exciting development and its immediate neighbours.

Questions based on our concerns:

- Can you provide more details on how trucks will enter and exit the property through the lane? **Personal Information**
- Regarding waste and recycling management, will there be bins stored outside the building? If so, how will their placement be managed to mitigate potential aesthetic, odour, and vermin issues?
- Could you elaborate on the safety measures and considerations in place for pedestrians, especially given the presence of many young families and individuals who regularly use the lane?
- The mechanical exhaust system near the patio of the neighbouring property with young children has raised concerns. What steps are being taken to ensure the comfort and well-being of these residents?
- What aspects of the building's design and construction consider the immediate neighbours and their current needs, given that rezoning for in-fill housing may be years away?
- How will the loading area be managed to ensure it does not disrupt the safety and convenience of residents in the vicinity, especially those living closest to the loading zones?
- Will the lane be repaved all the way up to Miner Street given its poor condition and potential increased use by heavier vehicles?
- Can you ensure that a "bump" is constructed on the lane in front of our garage driveway to divert rain away from our house? Other properties up the lane also have a bump for the same reason.

## • **Personal Information**

- **Personal Information**
- Can you provide a timeline for the construction process and phases, and how we will be impacted during this period?
- **Personal Information**

As mentioned, we will be at the open house and hopefully, we can also arrange a separate meeting to discuss construction impacts.

## **145-209 East Columbia Applicant-Led Community Consultation** **Comments Received & Applicant Responses**

**Question: “Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?”**

**Feedback from Member of the Public:**

*96 parking stalls for residents and 10 visitors will not be enough. The area is already saturated with street parking, especially given that no one will be able to park on Columbia right in front of the building due to how narrow the street is at that level.*

**Response from Third Space Properties:**

*We are meeting the applicable City of New Westminster Off-Street Parking Bylaw minimums for being within 400m of a Skytrain station which require that we supply 1 residential stall/unit and 0.1 residential visitor stalls/unit. We are also exceeding the recent zoning bylaw amendment to Off-Street Parking which reduced the bylaw minimums for sites located within 500m of a SkyTrain Station.*

**Question: “Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?”**

**Feedback from Member of the Public:**

*Subsidized housing - few buildings in the 'hood have this and making truly affordable housing available will make the neighbourhood more of a mosaic. Also, traffic worries me so close to the Brunette/Columbia split. Traffic can be extremely heavy during rush hours and accident detours - added traffic in the 'hood is a bit of a worry with the influx of residents and business parking. There will be A LOT more traffic in the neighbourhood once the new tower is complete at the hospital, and also when the Wesgroup towers are complete and new businesses move in. Columbia is limited in expansion, and as it is, the speed limit is not usually observed, so more families in the neighbourhood have to include a consideration for traffic calming and volume increase,*

**Response from Third Space Properties:**

*This project provides much needed market rental housing to the neighborhood, as affordable housing would render this project infeasible. In addition, as demonstrated in our Transportation Study, the additional traffic generated from our project is minimal.*

**Question: “Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?”**

**Feedback from Member of the Public:**

*Would like more commercial parking*

**Response from Third Space Properties:**

*We are proposing a design which exceeds the minimum City of New Westminster Off-Street Parking Bylaw requirements for medical office and retail uses.*

**Question: “Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?”**

**Feedback from Member of the Public:**

*I do not feel the office component is appropriate given the lack of demand for office space Wesgroup dealt with at Brewery District. Also concerned with the increase to traffic in the area and pedestrian safety. Already an issue with vehicles speeding in the area even with reduced speed areas.*

**Response from Third Space Properties:**

*The City of New Westminster OCP Development Permit Area Guidelines require that we include 1 level of office space to support development of a 6-storey form.*

**Question: “Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?”**

**Feedback from Member of the Public:**

*Given the traffic noise in the area, and the move to more energy efficient homes, balconies should be eliminated and heating and air conditioning via heat pumps should be a major part of the development. Most days, especially in the summer months, it will be painful to use the balconies on the east side of the building, due the traffic on East Columbia St.*

**Response from Third Space Properties:**

*We will be installing active cooling to all residential suites as a part of the development. Balconies are required by the City of New Westminster and, additionally, they provide residents with convenient access to outdoor space.*

**Question: “Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?”**

**Feedback from Member of the Public:**

*Building size is Blocking are view*

**Response from Third Space Properties:**

*A 6-storey form of development that includes one level of office space falls is allowable under the OCP DPA Guidelines.*

**Question: “Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?”**

**Feedback from Member of the Public:**

*The access routes to parking and loading bays are ill-conceived. It is completely impractical to expect the alley between strand and Alberta streets to accommodate commercial vehicle access.*

*According to the designers at the Open House, there is no place in the planned parking areas or delivery bay for moving trucks to allow renters to move their things in and out.*



*The section of Minor street between strand and Alberta is essentially a one-lane street. I have witnessed cube vans and semi-trailers fail to negotiate the corner frequently, rolling over curbs and the boulevard as they attempt to turn. If two regular sized cars meet at that corner, one must reverse in order to let the other pass. How is it practical to allow 12 to 20 delivery trucks per day through the planned route. It will be chaos.*

*Also, I note the conspicuous lack of options in this survey to give feedback about traffic and access.*

**Response from Third Space Properties:**

*We have completed a Transportation Study which concludes that an SU-9 vehicle (the upper size limit of trucks accessing the site) can safely navigate the laneway. There is one residential loading bay which residential tenants can use to move in and move out. We have also included one Class A loading stall for residential tenants and one for commercial tenants in level P1 of the parkade. In addition, there will be a Loading Management Plan in place for the development which sets out rules and regulations for the operation of the loading area. Signage will be placed at the loading bay with a telephone number to reach Third Space's Loading Manager 24/7 should there be any concerns.*

**Question: "Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?"**

**Feedback from Member of the Public:**

*The building envelope is far too large for the location and proximity to existing homes. When a similar proposal was brought forward by a previous developer, the feedback from residents was quite clear that it was unacceptably close to existing homes and too tall for the location. This does not need to be the case. A building of this size is simply an effort to maximize the profitability of the development to the detriment of the neighborhood it is being built in. When the Brewery property was developed, the southern part of that property was height restricted to minimize the negative impacts upon the entire neighborhood's views from that development. The proposed height of this project, at 6+ stories (which is more accurate than simply saying 6 stories) completely undermines and destroys those previous efforts to be considerate of people who have lived in the neighborhood for years and even multiple decades and preserve whatever views still exist for them. Residents reluctantly agreed to the Brewery proposal due to this and a few other considerations like maintaining view corridors. It feels like a bait and switch scam to now propose to allow 6+ stories across the street from a building that was capped at 2 stories. In addition, the project renderings intentionally obscure how close this project will be to existing homes. To place a building of that size immediately adjacent to residential homes is unacceptable. The notion that it will be acceptable or practical to have the parkade entrance to the building entering and exiting off of Alberta Street is illogical and dangerous. It will simply be a matter of time before a child or pedestrian is struck on Alberta Street due to the increased traffic already experienced there from the Brewery site, never mind additional traffic with retail, office and 100 housing units. The plan to use an alleyway between homes for any and all truck traffic to and from the building shows this developer's complete disregard for the neighborhood and the families that live here. I invite anyone reading this to turn from Alberta Street onto Miner and imagine that being done with a commercial truck. Most of the residents on Alberta Street have already experienced damage to their vehicles caused by vehicles traveling up and*

*down Alberta Street. We have also seen countless commercial vehicles get stuck trying to navigate that corner itself without the additional need to have them then turn down the alley.*

**Response from Third Space Properties:**

*We are proposing a 6-storey form of development. A 6-storey form of development that includes one level of office space falls is allowable under the OCP DPA Guidelines.*

*Locating parking access off the laneway was reviewed in detail. It was rendered an infeasible option as it would require loading within the parkade which does not work both from a design perspective or to allow for financial viability of the project. In addition, locating parking access off Alberta is the optimal solution for safety purposes as it is a light-controlled intersection which will minimize the risk of pedestrian and vehicular conflicts. Parking access from the laneway would require that vehicles enter the site from Strand Avenue which is not a controlled intersection and has limited turn movements planned, thus it will likely promote vehicles diverting through the residential neighbourhoods to access the site. The parking ramp location as proposed negates these issues while also separating the building from the home directly adjacent to the site.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*Please increase parking options*

**Response from Third Space Properties:**

*We are proposing a design which meets the requirements for residential parking and exceeds the minimum parking Bylaw requirements for medical office and retail uses by 12 stalls. We are also exceeding the minimum parking bylaw requirements for general office use and retail use by 33 stalls.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*More mixed use spaces are key to vibrant, walkable cities. For too long the Metro Vancouver Area has been plagued by single family zoning. I'm 100% in favour of creating more spaces that will house families, host businesses and add to the liveliness of a neighbourhood.*

**Response from Third Space Properties:**

*We appreciate this support.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*Parkettes, dog walks, recreation (basketball courts/playground) would be nice with the influx of more neighbourhood residents. The burden should be shared amongst all developers in the 'hood.*

**Response from Third Space Properties:**

*We will be designing our building to include adequate amenities, including an outdoor patio amenity on L3 and an outdoor rooftop amenity.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*My family has lived in the immediate area for many years, and we do not support a rental housing unit of such massive size in our neighborhood. We have worked hard to keep our neighborhood quiet and safe for the families living here. The proposed rental housing project is not only a very unattractive building, but it is being built specifically for renters, meaning this project puts the safety and security of our quiet neighborhood in jeopardy. It will also add massive traffic implications to the neighborhood, which as mentioned has many families with children who play outside. Parking and making the already very tight laneways and side streets such as Alberta and Strand more congested is a problem nobody who lives here has asked for. There are already 4 very large apartment buildings that have been constructed in the area, with 2 more on the way, adding another large apartment complex will not benefit this area in any way. Please consider making changes to this project in such a way that will not negatively impact the immediate community. For example, removing the specification for rental units and make the units individually purchasable, this ensures the people who live in the units, own the units, and therefore are invested in the community in a positive way, as opposed to just passing through. Smarter more well suited places to put projects like these are amply available in other locations along Brunette, and Braid, the location and the proposed size of the project do not fit the neighborhood, and will do nothing but create animosity. We are not opposed to rental housing as it is a necessity, but we firmly feel that the location and the size of the project are simply out of touch with the community and grossly oversized for such a planned location.*

**Response from Third Space Properties:**

*Rental housing is a significant need not only in New Westminister but in all Greater Vancouver. A 6-storey form of development providing rental residential and one level of office space is allowable under the OCP DPA Guidelines.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*Original request was to build a medical facility*

**Response from Third Space Properties:**

*The City of New Westminister OCP identifies this site as a mixed-use residential development site. We are designing for office and retail uses that cater to medical users.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*I do not like the way that it fills the entire block with a 6 story building. I feel sorry for the residents living on the north side of Strand Ave and the south side of Alberta St., because about three quarters of the homes on both streets will now have a fabulous view of the back of a bland apartment building, rather than the Fraser River. Access to and from the neighbourhood (especially if you wish to travel north on East Columbia St), is already difficult. If (as it appears on*

*the rendering) parking will be accessed off of Alberta St, how is it proposed that cars leaving the site go north on E. Columbia, especially since the City has banned left hand turns from Alberta St? I hope that the intention is not to have cars leaving the site travel through the Neighbourhood to seek a northbound access to E. Columbia from nearby streets. Additionally, on-street parking in the neighbourhood is already difficult. There must be sufficient on-site parking provided to serve all residents and visitors, because any residents or visitors that try to take advantage of neighbourhood street parking will find themselves subject to complaints to the City Traffic Department, and subsequent ticketing.*

**Response from Third Space Properties:**

*We are proposing a 6-storey form of development. A 6-storey form of development that includes one level of office space falls is allowable under the OCP Development Permit Area Guidelines.*

*The right-in/right-out diverter will be removed at Alberta Street allowing for traffic to travel both east and west on East Columbia. There will also be a pinch point installed on Alberta Street just west of our site which will discourage traffic from travelling through the neighbourhood.*

*We are proposing a design which meets the requirements for residential parking and exceeds the minimum parking bylaw requirements for medical office and retail uses.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*Turn it in to a dog park! There are so many dogs in the naberhod*

**Response from Third Space Properties:**

*A dog park would not be the highest and best use of the land financially or for the benefit of the community.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*Yes, it's very clear that the design of the building itself is pretty, but it completely overwhelms the existing streets surrounding it. Adding this building as it is planned will create more chaos in an already chaotic intersection. It should not be allowed to go ahead as planned.*

**Response from Third Space Properties:**

*As demonstrated in our Transportation Study, the additional traffic generated from our project is minimal.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*would like your business to work with the city to improve traffic and noise pollution by:*  
*- Cease train whistle*  
*- Stop truck traffic on East Columbia (these could easily drive on Brunette).*

**Response from Third Space Properties:**

*These types of matters are not impacted by our development. We ask that the City of New Westminster consider these concerns.*

**Question: “Do you have any further comments to share with us?”**

**Feedback from Member of the Public:**

*It is disappointing to see the developer and city staff characterize the event on September 27th as an "Open House". This seems like an obvious effort to pass off what should have been an opportunity for public consultation and feedback as something completely different. If this false advertising actually meets city policy on how these events are allowed to be communicated and advertised then the city staff who drafted that policy <sup>Personal Information</sup>. The literature purposely obscures the purpose of the meeting and makes it look like a sales oriented event. This is clearly intentional to reduce the number of local residents who show up. Every neighbor we have spoken to about this have been outraged that their opportunity for face to face consultation and feedback is now denied to them due to the misleading nature of the invitation. It was further disappointing to learn that the City portion of 'consultation' will be an online survey. How on earth does that fit within the relevant City policies. The process certainly looks heavily weighted in favor of assisting a developer in fast tracking any and all proposals they come forward with. It is clear that development of this property was always going to happen and will actually be good for the neighborhood in the long run. Everyone sees the benefits that this can bring. Having said that, it is reasonable for taxpaying, voting residents to expect that city staff ensure that developers take into consideration the needs and impacts of the community their projects are going into.*

**Response from Third Space Properties:**

*Third Space Properties satisfied all requirements of the City of New Westminster for the applicant led consultation including the open house and event notification to the neighbourhood. Two weeks in advance of the open house a development notification sign on the property was installed, open house notification postcards were sent to all properties located within 100m of the site (which included 458 addresses), ads were published in the New Westminster Records in two separate forms (New Westminster Record Newsletter and the main webpage), the Sapperton Residents Association was notified directly via email, and a project website including an online survey available to be filled out for 3 weeks (2 weeks prior to the open house, and 1 week following the open house) was launched. We are pleased to hear that there is ultimately support for this project.*

## **Feedback received by email directly from owners of 305 Strand Avenue:**

*The area is currently undergoing a substantial transformation with the emergence of the Brewery District. We like the design of the new building and feel it aligns with the existing structures on East Columbia and complements the surrounding architectural landscape.*

*We live in the house at 305 Strand Ave, directly over the lane from the new building. Living in such close proximity, we naturally have some concerns, but we recognize the essential role these developments play in shaping the area and addressing the pressing need for both professional office space and rental accommodations in Sapperton.*

*We had the opportunity to follow the City of New Westminster's design panel presentation closely, and we were encouraged by some thoughtful design choices made to address privacy concerns at the rear of the building. Nevertheless, our primary concerns pertain to the loading area, waste management, safety, and the usage of the lane for commercial vehicular access and waste disposal. Strand Avenue and Alberta Street are home to numerous young families, and many residents, both young and old, frequently traverse the lane. Thus, our focus lies on ensuring the safe coexistence of these activities.*

*A pressing question on our minds relates to the logistics of trucks entering and exiting the property via the lane. We cannot work out from the plans how these vehicles access and leave the loading areas safely. Access seems too close to the beginning of the lane and when leaving they have to look hard behind them to see if anyone is coming, and the loading areas themselves seem to be sloped, making it more tricky to see safely. We're also particularly concerned about how this might impact our own garage access, given that it faces the property.*

*Another matter of concern is the storage of waste and recycling bins. Their placement directly across from our property raises worries about aesthetics, odours, and the potential for attracting vermin, which we'd like to see addressed.*

*Lastly, throughout the design panel presentation, the architect and Third Space repeatedly referred to the properties at the rear as "planned townhouses." While we acknowledge the long-term rezoning potential outlined in the OCP, and the fact the City and developer are looking at the future situation, it's important to note that this transition may be years away. We are hoping that the design, access arrangements, loading zones, privacy considerations, safety measures, and health aspects of the rear of the new building be focused on the well-being of the current rear properties and their residents, as well as future properties. In particular, a family with young children resides in the property adjacent to the north-west corner, and your design includes a mechanical exhaust system near their patio. Our family, with older children, is situated closest to the loading and waste management zones, making our daily comings and goings contingent on feeling secure.*

*In conclusion, we genuinely appreciate the design of the building and recognize its significance in the area's development. We hope that the concerns we've raised here can be integrated into your design and construction decisions, ensuring the harmony between this exciting development and its immediate neighbours.*

*Questions based on our concerns:*

- *Can you provide more details on how trucks will enter and exit the property through the lane? How will this impact our garage access?*
- *Regarding waste and recycling management, will there be bins stored outside the building? If so, how will their placement be managed to mitigate potential aesthetic, odour, and vermin issues?*
- *Could you elaborate on the safety measures and considerations in place for pedestrians, especially given the presence of many young families and individuals who regularly use the lane?*
- *The mechanical exhaust system near the patio of the neighbouring property with young children has raised concerns. What steps are being taken to ensure the comfort and well-being of these residents?*
- *What aspects of the building's design and construction consider the immediate neighbours and their current needs, given that rezoning for in-fill housing may be years away?*
- *How will the loading area be managed to ensure it does not disrupt the safety and convenience of residents in the vicinity, especially those living closest to the loading zones?*
- *Will the lane be repaved all the way up to Miner Street given its poor condition and potential increased use by heavier vehicles?*
- *Can you ensure that a "bump" is constructed on the lane in front of our garage driveway to divert rain away from our house? Other properties up the lane also have a bump for the same reason.*
- *Will we have the ability to turn right out of our garage during construction? The temporary fence in place means we currently cannot.*
- *Will we have the ability to turn right out of our garage after construction?*
- *Can you provide a timeline for the construction process and phases, and how we will be impacted during this period?*
- *Will we continue to have 24/7 access to our garage during the construction?*

### **Response to 305 Strand Avenue from Third Space Properties:**

*Third Space Properties has been in close contact with the owners of 305 Strand Avenue. They attended the public open house and we addressed many of these questions and comments during the event and at a meeting following the event. Overall, we appreciate their support for the project being one of the most impacted neighbours occupying the home just across the lane. To answer each question posed individually:*

- *Q: Can you provide more details on how trucks will enter and exit the property through the lane? How will this impact our garage access?*

*A: Access to their garage will not be impacted as the lane will be widened to meet a 20' condition and there will be 10.8 feet of width between the property line and the building for loading.*

- *Q: Regarding waste and recycling management, will there be bins stored outside the building? If so, how will their placement be managed to mitigate potential aesthetic, odour, and vermin issues?*

*A: Garbage waste and recycling bins will be located within the building in enclosed rooms and will only be removed at pick-up.*

- *Q: Could you elaborate on the safety measures and considerations in place for pedestrians, especially given the presence of many young families and individuals who regularly use the lane?*

*A: Safety measures for loading in the lane are contemplated in our Loading Management Plan which outline the maximum size of trucks which can access the site and how trucks are to access the site by routing only one way in and out.*

- *Q: The mechanical exhaust system near the patio of the neighbouring property with young children has raised concerns. What steps are being taken to ensure the comfort and well-being of these residents?*

*A: The mechanical exhaust located along the west side of the building should not impact the neighboring resident as it is separated by a 20' wide parking ramp. In addition, the mechanical exhaust at the laneway adjacent to the loading area will not produce significant exhaust that will impact the enjoyment of the adjacent homes.*

- *Q: What aspects of the building's design and construction consider the immediate neighbours and their current needs, given that rezoning for in-fill housing may be years away?*

*A 0.7m lane widening as well as a further setback along the laneway for loading means that the building will be approximately 30 feet from the property line of 305 Strand Avenue. In addition, locating the parking ramp at the NW corner of the site on Alberta Street means that the building will be setback approximately 20 feet from the property line of the second immediately adjacent property at 306 Alberta Street.*

- *Q: How will the loading area be managed to ensure it does not disrupt the safety and convenience of residents in the vicinity, especially those living closest to the loading zones?*

*A: There will be a loading management plan in place for the development which sets out rules and regulations for operation of the loading area. Signage will be placed at the loading bay with a telephone number to reach Third Space's Loading Manager 24/7 should there be any concerns.*

- *Q: Will the lane be repaved all the way up to Miner Street given its poor condition and potential increased use by heavier vehicles?*

*A: We will be re-paving only the laneway directly adjacent to our property.*

- *Q: Can you ensure that a "bump" is constructed on the lane in front of our garage driveway to divert rain away from our house? Other properties up the lane also have a bump for the same reason.*

*A: Yes, we will work with you to understand what is required in order to divert rain from your garage.*

- *Q: Will we have the ability to turn right out of our garage during construction? The temporary fence in place means we currently cannot.*



*A: Yes, we will work with you to ensure that you have the ability to turn right out of your garage during construction.*

- *Q: Will we have the ability to turn right out of our garage after construction?*

*A: Yes there will be ability to turn right out of your garage after construction.*

- *Q: Can you provide a timeline for the construction process and phases, and how we will be impacted during this period?*

*A: Construction is anticipated to start in May of 2024 lasting approximately 26 months. We will do our best to have minimal impacts to you during this period and will provide sufficient notice should there be any disruptions anticipated.*

- *Q: Will we continue to have 24/7 access to our garage during the construction?*

*A: Yes you will have 24/7 access to your garage during construction. If any lane closures need to take place during construction then they would only be for a limited period of time and we will provide ample notice.*

## New Westminster Design Panel Comments and Applicant Responses

The Panel had the following comments on the project. The applicant responses are located next to each comment.

<b>New Westminster Design Panel Comment</b>	<b>Applicant Response</b>
The project suits the evolution of the street.	<i>No response required.</i>
The soft wood finish under the balcony has great character.	<i>No response required.</i>
Would like to see the signage blending harmoniously with the overall design.	<i>Commercial signage has been designed to meet signage bylaw standards as well as be prominent enough for visibility. Third Space is seeking a variance on the parking sign which sits above the second storey of the building. We reviewed moving the signage below the second storey but determined that it will not be visible enough for commercial visitors. The parking signage needs to be highly visible to avoid visitors from missing the turn at Alberta Street and re-routing through the neighbourhood.</i>
Consider what could be done to protect pedestrians and provide a safe driving and walking space at the back door facing the loading area.	<i>The door swing has been adjusted inwards to avoid conflict with pedestrians. Bollards have also been added at the lane as an additional pedestrian safety measure.</i>
Recommend removing the tree at the intersection of Columbia and the avenue, as it is in the sightline triangle on the corner.	<i>This tree has not been identified by the City as a tree that is acceptable for removal.</i>
Would like to see the benches integrated better with the planters rather than interrupting traffic circulation.	<i>The benches noted have been positioned to mitigate trip hazards related to the steep slope along East Columbia. They are low backless benches and should not impair visual connectivity to the CRU entries. They will provide additional seating as was previously requested by CNW. They also offer a convenient quick resting place for those going to and from the CRUs or walking along East Columbia.</i>
Ensure the plant behind the bench is not spiky so people can sit comfortably in front of it.	<i>Planting behind benches on East Columbia have been revised to be a low soft ground cover.</i>
Recommend enclosing the roof area and not allowing people to walk out onto the sedum mat area—one or two planters could be added to discourage this.	<i>Planters and sedum surrounding the rooftop amenity and children's play have been removed and a guardrail has been installed around the perimeter of the rooftop amenity.</i>
The planters next to the dog run area are half urban agriculture and half hatching—	<i>Planters are now shown with only hedge/shrub planting. There are no longer split</i>

recommend choosing one.	<i>program planters.</i>
Consider maintenance for the dog relief area on the roof.	<i>We have changed the gravel surfacing with pet friendly artificial turf with automatic spray irrigation.</i>
There is a bit of a blind corner on the ramp to the residential lobby.	<i>The ramp and planting area have been flipped to allow for slightly more ramp space, this way the ramp is shortened and blind spot is removed. A low wall has also been included to provide further separation from the loading area.</i>
The integration between upper levels, and the second and ground level works well, creating a kind of shadow to the commercial area where people can identify it as a covered space to gather.	<i>No response required.</i>
Hope to see further studies done with regard to natural light inside.	<i>No response required.</i>
Obscure glass could feature art or graphics to allow for visuals.	<i>We considered another window treatment with more graphics but will be proceeding with obscured glass as it will allow translucent daylight without intrusive patterning in the offices from graphics.</i>